

CLERK'S OFFICE
APPROVED
8-16-11
Date: _____

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Community Development
Department
For reading August 16, 2011

Anchorage, Alaska
AR 2011-201

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY
APPROVING AN ALCOHOL BEVERAGES CONDITIONAL USE FOR A
BEVERAGE DISPENSARY USE AND LICENSE NUMBER 4750, IN THE B-3
(GENERAL BUSINESS) DISTRICT FOR B.P. BILLIARDS, LLC, DBA
ANCHORAGE BILLIARD PALACE; LOCATED AT 903 W. NORTHERN
LIGHTS BOULEVARD, SUITE 100/101; WITHIN ALL OF TONSINA
SUBDIVISION, WOODS SUBDIVISION, BLOCK 3, LOT 2, AND SUNBEAM
SUBDIVISION, BLOCK 3, LOT 3 (EAST 50 FEET); GENERALLY LOCATED
ON THE NORTH SIDE OF WEST NORTHERN LIGHTS BOULEVARD AND
WEST OF ARCTIC BOULEVARD.

(Spenard Community Council) (Case 2011-084)

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. A conditional use permit for an Alcoholic Beverages Conditional Use for a Beverage Dispensary Use and License Number 4750, in the B-3 (General Business) district for B.P. Billiards, LLC, dba Anchorage Billiard Palace, located at 903 W. Northern Lights Boulevard, Suite 100/101; within All of Tonsina Subdivision, Woods Subdivision, Block 3, Lot 2, and Sunbeam Subdivision, Block 3, Lot 3 (east 50 feet); and generally meets the applicable provisions of AMC 21.15.030, AMC 21.40.180D.8, and AMC 21.50.160.

Section 2. This conditional use is approved subject to the following conditions:

1. A Notice of Zoning Action shall be filed with the District Recorder's Office within 120 days of the Assembly's approval for this beverage dispensary use and license in the B-3 district.
2. All uses shall conform to the plans and narrative submitted with this conditional use application.

3. This alcoholic beverages conditional use approval is for a Beverage Dispensary Use and License number 4750 in the B-3 (General Business) district per AMC 21.15.030, AMC 21.40.180.D.8 and AMC 21.50.160 for approximately 3,950 square feet, located at 903 W. Northern Lights Boulevard, Suite 100/101; within All of Tonsina Subdivision, Woods Subdivision, Block 3, Lot 2, and Sunbeam Subdivision, Block 3, Lot 3 (east 50 feet).

4. On-premise sale of alcohol beverages will be seven days a week as permitted per the Alaska Alcoholic Beverage Control Board requirements.

5. All employees will be trained in accordance with the Alcoholic Beverage Control Board's "Liquor Server Awareness Training Program." Upon demand, the applicant shall demonstrate compliance with a liquor "Server Awareness Training Program" approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to, the program for "Techniques in Alcohol Management (T.A.M.)."

6. The use of the property by any person for the permitted purposes shall comply with all current and future Federal, State and local laws and regulations including, but not limited to, laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property.

7. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public.

8. Obtain a parking agreement between Tonsina Subdivision and Woods Subdivision, Block 3, Lot 2.

9. Complete the building permit process, and obtain a Fire Inspection prior to occupancy.

Section 3. Failure to comply with the conditions of this conditional use permit shall constitute grounds for its modification or revocation.

1 **Section 4.** This resolution shall become effective immediately upon passage
2 and approval by the Anchorage Assembly.
3

4 PASSED AND APPROVED by the Anchorage Assembly this
5 16th day of August, 2011.
6

7
8
9 ATTEST:

Debbie Ossander
Chair

Brian E. Jomanto
Municipal Clerk

(Case 2011-084)
(Tax Parcel ID# 001-251-76)



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 423-2011

Meeting Date: August 16, 2011

From: MAYOR

Subject: AN ALCOHOL BEVERAGES CONDITIONAL USE FOR A BEVERAGE DISPENSARY USE AND LICENSE NUMBER 4750, IN THE B-3 (GENERAL BUSINESS) DISTRICT FOR B.P. BILLIARDS, LLC, DBA ANCHORAGE BILLIARD PALACE; LOCATED AT 903 W. NORTHERN LIGHTS BOULEVARD, SUITE 100/101; WITHIN ALL OF TONSINA SUBDIVISION, WOODS SUBDIVISION, BLOCK 3, LOT 2, AND SUNBEAM SUBDIVISION, BLOCK 3, LOT 3 (EAST 50 FEET); GENERALLY LOCATED ON THE NORTH SIDE OF WEST NORTHERN LIGHTS BOULEVARD AND WEST OF ARCTIC BOULEVARD.

1 B.P. Billiards, LLC, dba Anchorage Billiard Palace, has made application for an
2 alcoholic beverages conditional use for a beverage dispensary use and license
3 number 4750, in the B-3 (General Business) district, located at 903 W. Northern
4 Lights Boulevard, Suite 100/101; within All of Tonsina Subdivision, Woods
5 Subdivision, Block 3, Lot 2, and Sunbeam Subdivision, Block 3, Lot 3 (east 50
6 feet).

7
8 The petition site is approximately 43,218 square feet, generally located north of
9 West Northern Lights Boulevard and west of Arctic Boulevard. The property is
10 split-zoned; the billiard parlor is located on the B-3 portion of the lot and the
11 parking lot which supports the use is located on the R-4 (Multiple-Family
12 Residential) portion of the lot.

13
14 The establishment has approximately 3,950 square feet of gross leasable floor
15 space. Hours of operation are as allowed by Municipal ordinance and the
16 Anchorage Beverage Control Board, and are generally proposed to be from 10:00
17 AM to 2:30 AM Sunday through Thursday, and 10:00 AM to 3:00 AM Friday and
18 Saturday. All employees will be trained in accordance with the Alcoholic Beverage
19 Control Board's Liquor Server Awareness Training Program.

1 Within 1,000 feet of this application, there are four Beverage Dispensary Licenses,
2 five Duplicate Beverage Dispensary Licenses, one Beverage Dispensary Tourism
3 License, one Club License, three Restaurant/Eating Place Licenses, and two
4 Package Store Licenses. There are no known schools or churches within 200 feet
5 of this site.

6
7 There was no comment received from the public in opposition to this conditional
8 use. The Spenard Community Council did not provide comment.

9
10 There are no delinquent Personal Property Taxes or Real Property Taxes owing at
11 this time. No comments were received from the Anchorage Police Department or
12 Department of Health and Human Services at the time this report was written.

13
14 **THIS ALCOHOLIC BEVERAGES CONDITIONAL USE FOR THE TRANSFER**
15 **OF LOCATION OF A BEVERAGE DISPENSARY USE AND LICENSE NUMBER**
16 **4750, IN THE B-3 DISTRICT GENERALLY MEETS THE REQUIRED**
17 **STANDARDS OF AMC TITLE 10 AND TITLE 21, AND ALASKA STATUTE**
18 **04.11.090.**

19
20 Prepared by: Angela C. Chambers, AICP, Current Planning Section
21 Supervisor, Planning Division

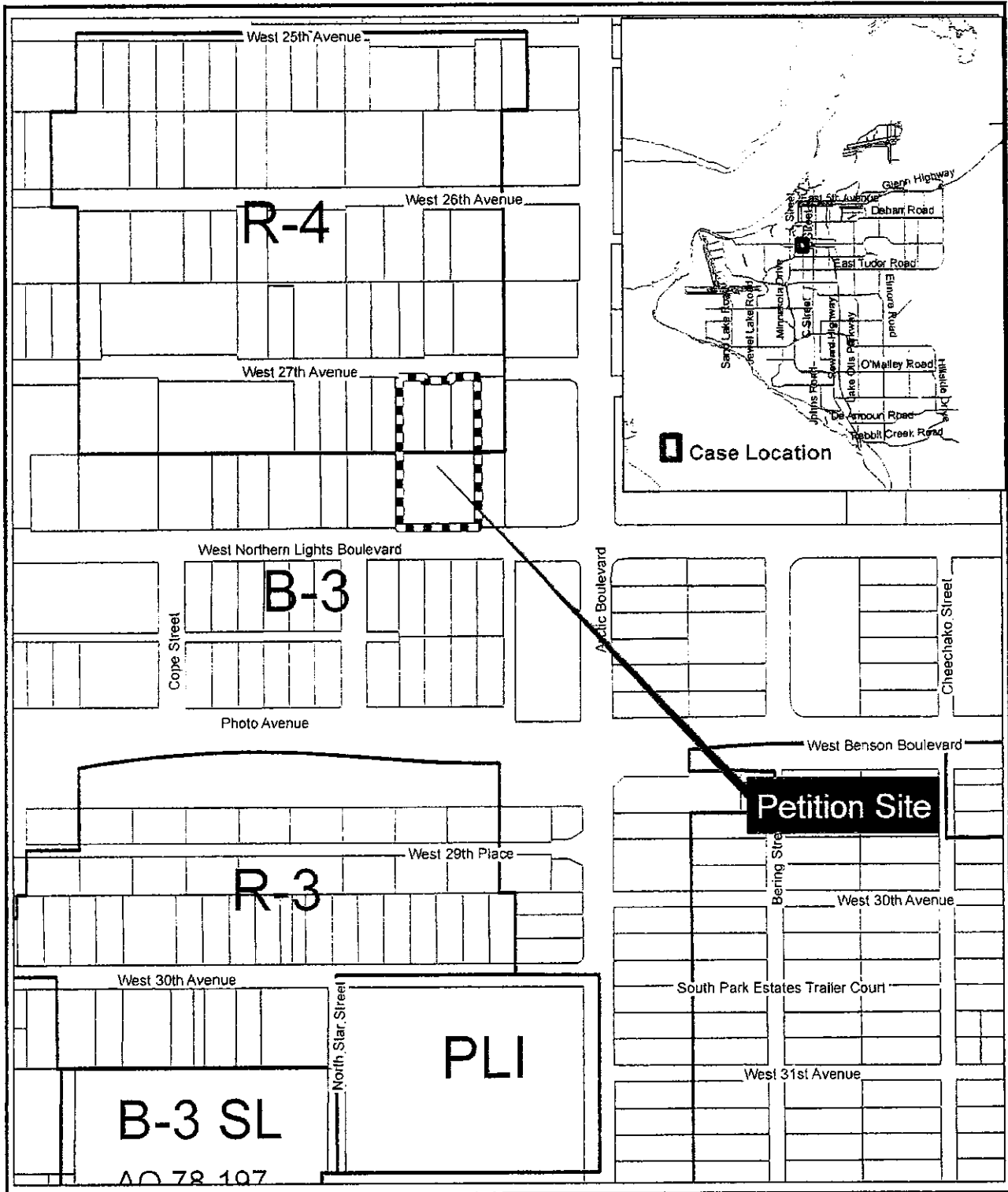
22 Approved by: Jerry T. Weaver Jr, Director
23 Community Development Department

24 Concur: Dennis A. Wheeler, Municipal Attorney

25 Concur: George J. Vakalis, Municipal Manager

26 Respectfully submitted: Daniel A. Sullivan, Mayor

2011-084



Municipality of Anchorage
Planning Department

Date: June 10, 2011

Flood Limits

- 100 Year
- 500 Year
- Floodway

0 145 290 580 Feet



**PLANNING DIVISION
STAFF ANALYSIS
CONDITIONAL USE – ALCOHOLIC BEVERAGE SALES**

DATE: August 16, 2011

CASE NO.: 2011-084

APPLICANT: B.P. Billiards, LLC, dba Anchorage Billiard Palace

REQUEST: An alcoholic beverages conditional use for a transfer of location of a beverage dispensary use and license #4750, in the B-3 (General Business District) per AMC 21.15.030, AMC 21.40.180.D8, and AMC 21.50.160.

LOCATION: All of Tonsina Subdivision, Woods Subdivision, Block 3, Lot 2, and Sunbeam Subdivision, Block 3, Lot 3 (E 50')

STREET ADDRESS: 903 W. Northern Lights Boulevard, Suite 100/101

COMMUNITY COUNCIL: Spenard

TAX PARCEL: 001-251-76/Grid SW1529

ATTACHMENTS:

1. Departmental Comments
2. Application
3. Posting Affidavit and Historical Information

RECOMMENDATION SUMMARY:

This conditional use generally meets the required standards of AMC Title 10 and Title 21, and State Statute 04.11.080(2).

SITE:

Acres: 43,218 SF

Vegetation: Developed

Zoning: B-3 (General Business District) and R-4 (Multiple-Family Residential District). The property is split-zoned.

Topography: Flat

Existing Use: Commercial

Soils: Public sewer and water

COMPREHENSIVE PLAN – Anchorage 2020 Plan

Classification: "Commercial" for the B-3 lot and "Residential" for the R-4 lot in the *1982 Anchorage Bowl Comprehensive Development Plan's* Generalized Land Use Plan

"Commercial Corridor" in the *Anchorage 2020 Land Use Policy*

Density: Map
N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	R-4	B-3	n/a	B-3
Land Use:	Residential	Offices	Northern Lights Blvd	Offices

SITE DESCRIPTION AND PROPOSAL:

This is a request for a transfer of location of an alcoholic beverages conditional use for a beverage dispensary use and license #4750, in the B-3 (General Business District) per AMC 21.15.030, AMC 21.40.180.D8, and AMC 21.50.160. An alcoholic conditional use for a beverage dispensary use and license #4750 is being transferred from the previous Anchorage Billiard Palace location on 3400 C Street to the current location. The total area of the pool hall is approximately 3,950 square feet. The property is split-zoned; the pool hall is located on the B-3 portion of the lot and the parking lot which supports the pool hall is located on the R-4 portion of the lot.

Hours of operation are as allowed by Municipal ordinance and the Anchorage Beverage Control Board. All employees will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program.

Within 1,000 feet of this application, there are 16 alcohol licenses, five duplicate beverage dispensary licenses, four beverage dispensary licenses, one beverage dispensary tourist license, one club, three restaurant/eating place, and two package stores. There are no known schools or churches within 200 feet of this site.

PUBLIC COMMENTS:

One-hundred and thirty-eight (138) public hearing notices were mailed on June 10, 2011. At the time this report was written, no public comments were received. Also, no comments were received from the Spenard Community Council.

FINDINGS

- A. Furthers the goals and policies of the Comprehensive Development Plan and conforms to the Comprehensive Development Plan in the manner required by Chapter 21.05.**

The standard is met.

The subject property is identified as "Commercial" for the B-3 portion of the lot and "Residential" for the R-4 portion of the lot in the *1982 Anchorage Bowl Comprehensive Development Plan's* Generalized Land Use Plan and is identified as "Commercial Corridor" in the *Anchorage 2020* Land Use Policy Map.

The *Anchorage 2020 Comprehensive Plan* does not specifically address the sale of alcoholic beverages in the community. A strategy of the adopted *Anchorage 2020 Plan*, however, calls for the development of locational standards and criteria for retail sales/service of alcoholic beverages. To date this has not been done.

Several goals of the *Anchorage 2020 Plan* address related issues such as recreational and economic opportunities. The sale of alcoholic beverages is part of the social, recreational and economic environment of the community. Hotel dining, night clubs, bars, and restaurants which serve alcohol enhance the hospitality and tourism industry in Anchorage, and provide eating places for local residents and downtown employees. Another of the Plan's stated economic development goals are: "Business Support and Development: a quality of life and a financial climate that encourages businesses to start up, expand, or relocate in Anchorage" (p. 41).

B. Conforms to the standards for that use in this title and regulations promulgated under this title.

The standard is met.

The property is split-zoned. The B-3 district zoning regulations allow alcoholic beverage sales through the conditional use permit process. The parking lot for the business is located on the R-4 portion of the lot.

The applicant will need to complete the building permit process to include a fire inspection prior to occupancy of the building.

C. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

The standard is met.

There are residential, a restaurant/bar, and office uses surrounding the petition site.

AMC 21.50.160.B asks that a list of all alcohol licenses located within a minimum of 1,000 feet of the proposed conditional use be provided. There are 16 alcohol licenses within a 1,000 foot radius of the petition site, including four beverage dispensary licenses.

Alaska Statute 04.11.410, Restriction of location near churches and schools, restricts beverage dispensary and package store licenses from being located in a

building the public entrance of which is within 200-feet of the public entrance of a church building, or from being located within 200-feet of school grounds. There are no known churches or schools within this separation distance.

D. Will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety.

The standard is met.

A sidewalk exists along Northern Lights Boulevard. There appears to be adequate parking space for the pool hall. However, a Determination of Non-Conforming Status (refer to attachment) dated June 21, 2011 states that a parking agreement is needed between Tonsina, Lot 1 (subject property) and Woods, Block 3, Lot 2. (refer to attached As-Built).

The parking calculations that were submitted with this application is counting parking spaces that are located on two adjoining lots – 1) Sunbeam, Block 3 and 2) Woods, Block 3, Lot 2. A parking agreement has been obtained with Sunbeam, Block 3 but not Woods, Block 3, Lot 2.

2. The demand for and availability of public services and facilities.

The standard is met.

A transfer of location of a beverage dispensary license to this location will not impact public services. Electrical, water and sewer, natural gas are available on site. Road infrastructure and public transit is already in place. The petition site is within ARDSA and the Building Safety, Police, and Fire service areas.

3. Noise, air, water, or other forms of environmental pollution.

The standard is met.

As a land use, the beverage dispensary conditional use and license will not cause or contribute to any environmental pollution. The parking lot is paved which helps control air pollution.

4. The maintenance of compatible and efficient development patterns and land use intensities.

The standard is met.

The zoning, land use, and the general area land use will not change as a result of this conditional use permit for a transfer of location beverage dispensary license.

Standards Chapter 10.50 Alcoholic Beverages

In the exercise of its powers and under AS 04.11.480 and 13 AAC 104.145 to protest issue, renewal and transfer or alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider whether the proposed license meets each and every factor and standard set forth below

- A. Concentration and land use. Whether transfer of location or issue of the requested license will negatively impact the community through an increase in the concentration of uses involving the sale or service of alcoholic beverages within the area affected and will conform to the separate standards of AMC 21.50.020.**

Approval of this conditional use will add the seventeenth alcohol license and fifth beverage dispensary duplicate license within 1,000-feet.

Blues Central	825 W. Northern Lights Blvd	Lic 217	Bev. Dispensary
Chilkoot Charlies	2435 Spenard Rd	Lic 225	Bev. Dispensary
Chilkoot Charlies	2435 Spenard Rd	Lic 1724	Bev. Dispensary Dup.
Chilkoot Charlies	2435 Spenard Rd	Lic 2107	Bev. Dispensary Dup.
Chilkoot Charlies	2435 Spenard Rd	Lic 3003	Bev. Dispensary Dup.
Chilkoot Charlies/Swing Bar	2435 Spenard Rd	Lic 3817	Bev. Dispensary Dup.
Chilkoot Charlies/ The Bird House	2435 Spenard Rd	Lic 4024	Bev. Dispensary Dup.
American Legion Post #1	840 W Fireweed Ln	Lic 51	Club
Brown Jug - Northern Lights	12003 W Northern Lights Blvd	4520	Bev. Dispensary
Bombay Deluxe	555 W Northern Lights Blvd	4158	Restaurant/Eating Place
VIP Young Bin Restaurant	555 W Northern Lights Blvd	2908	Restaurant/Eating Place
Northern Lights Hotel	598 W Northern Lights Blvd	1652	Bev. Dispensary Tour
Pizza Olympia	2809 Spenard Rd	888	Restaurant/Eating Place
Buckaroo Club	2811 Spenard Rd	185	Bev. Dispensary
Alaska Team Imports	814 W Northern Lights #B-1	4947	Package Store
In & Out Bush Liquor #2	1100 W Benson Blvd	688	Package Store

- B. Training. If application is made for issue, renewal or transfer of a beverage dispensary license, restaurant or eating place license, or package store license, whether the applicant can demonstrate prospective or continued compliance with a Liquor "Server Awareness Training Program approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.). Until such plan is approved, training by a licensee's employees in the T.A.M. shall constitute compliance with this ordinance.**

The standard is met.

The applicant states that all employees involved in the dispensing of alcoholic beverages will be trained in accordance with the T.A.M. training and hold the appropriate certificates.

- C. Operations procedures. If application is made for issue, renewal or transfer of a license, whether the applicant can demonstrate prospective or continued compliance with operations procedures for licensed premises set forth in Section 10.50.035 of this code.**

The standard is met.

AMC 10.50.035 sets forth that persons seeking the issue or transfer of a license shall comply with restrictions regarding happy hours, games or contests involving the consumption of alcohol, public transportation, notice of penalties, availability of nonalcoholic drinks, compliance determination with techniques in alcohol management (T.A.M.), solicitation of purchase of alcoholic beverages for consumption by employees, and warning signs. The petitioner has stipulated in his application that he will abide by requirements of AMC 10.50.035.

- D. Public safety. When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in a licensed premise. In determining the operator's demonstrated ability to maintain order and prevent unlawful conduct, the Assembly may consider police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section and Section 10.50.035 "licensed premises" shall include any adjacent area under the control or management of the licensee.**

The standard is met.

According to the application the petitioner states that order will be maintained by properly trained staff and the applicant has held a liquor license and been in business for 23 years. Security cameras will be on the premises. No additional

safety procedures are mentioned in the application. At the time this report was completed, no written comment had been received from the Anchorage Police Department.

- E. Payment of taxes and debts.** When application is made for renewal of a license the assembly shall consider, pursuant to AS 4.11.330, whether the applicant is delinquent in payment of taxes owed to the Municipality. When application is made for transfer of ownership of a license the Assembly shall consider, pursuant to AS 4.11.360, whether the municipality has received either payment or adequate security, for the payment of any debts or taxes, including any estimated taxes for the current year, arising from the conduct of the licensed business. Adequate security for the payment of debts and taxes may be in the form of: 1) escrowed funds sufficient to pay the debts and taxes claimed and any escrow fees; 2) actual payment of debts and taxes claimed; or, 3) a guarantee agreement in accordance AMC 10.50.030. Any guarantee agreement shall be in writing, signed by the transferor, transferee and Municipality

The standard is met.

There are no outstanding Business Personal Property taxes owing, according to the Treasury Division.

- F. Public health.** If application is made for the renewal or transfer of location or transfer of ownership of a license, the Assembly shall consider whether the operator has engaged in a pattern of practices injurious to public health or safety such as providing alcohol to minors or intoxicated persons, committing serious violations of State law relevant to public health or safety, or other actions within the knowledge and control of the operator which place the public health or safety at risk. In determining if a pattern of practices injurious to public health or safety exists, the Assembly may consider criminal convictions, credible proof of illegal activity even if not prosecuted, police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection.

No comments were received from the Department of Health and Human Services at the time this report was written.

- G. Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form.** In order to determine whether applicants seeking issue, renewal or transfer of alcoholic beverage licenses have complied with the provisions of this chapter, applicants shall, at the request of the Assembly, submit to the municipal clerk such information as is required on a municipal form prepared by the municipal clerk known as the Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form. Upon request, operators

shall also provide the municipal clerk with certificates from all current employees demonstrating that those employees have successfully completed a "Liquor Service Awareness Training Program" such as the program for techniques in alcohol management (T.A.M.) as approved by the State of Alaska Alcoholic Beverage Control Board.

This form was not requested of this applicant.

RECOMMENDATION:

This application for an alcoholic beverages conditional use for a duplicate beverage dispensary use and license number 4750, in the B-3 (General Business District) per AMC 21.15.030, AMC 21.40.180.D8, and AMC 21.50.160, generally meets the required standards of AMC Title 10 and Title 21.

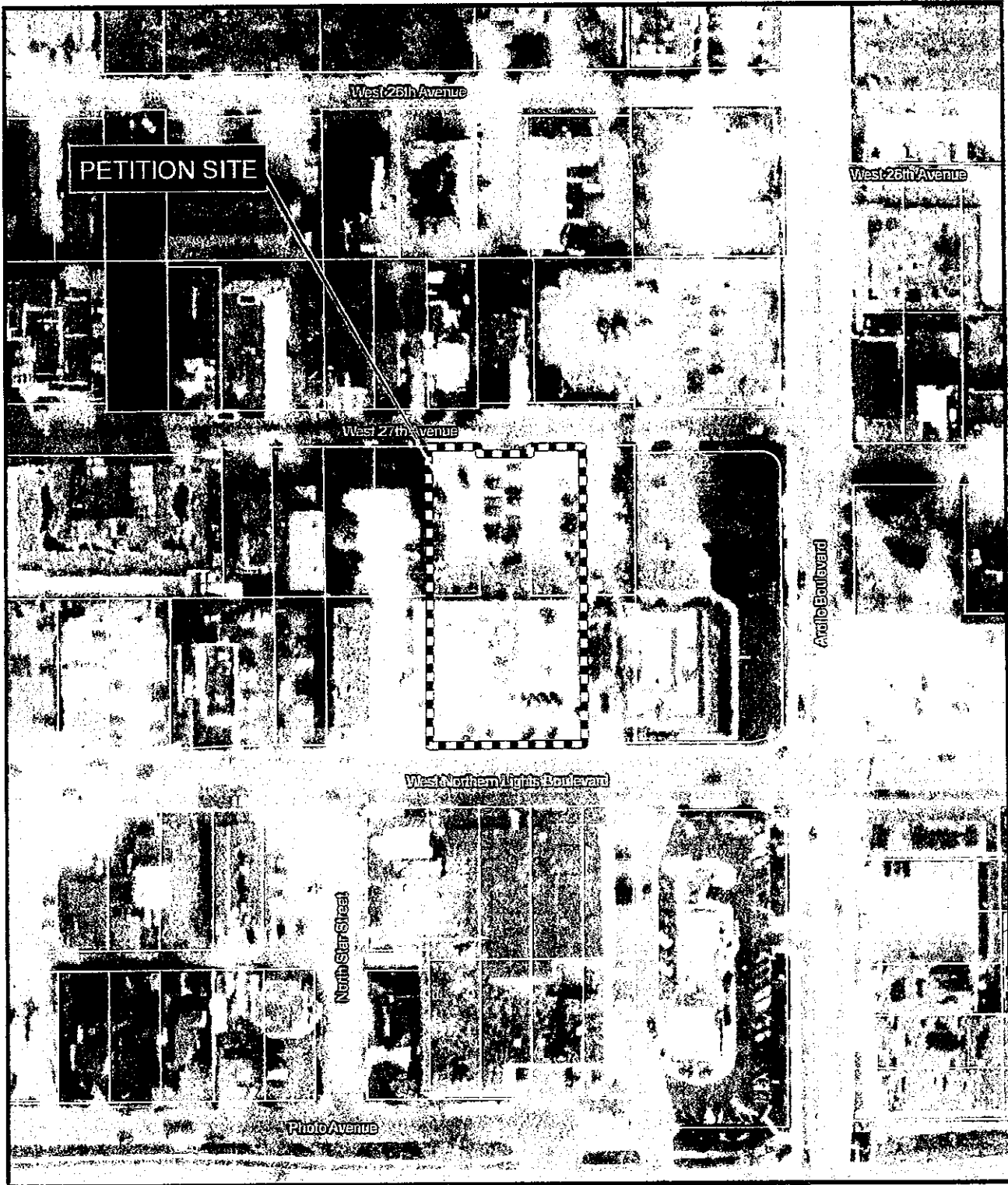
If after a public hearing on the matter, the Anchorage Assembly finds that the required standards have been met, staff recommends the following conditions of approval:

1. A Notice of Zoning Action shall be filed with the District Recorder's Office within 120 days of the Assembly's approval for this transfer of location of a beverage dispensary in the B-3 district.
2. All uses shall conform to the plans and narrative submitted with this conditional use application.
3. This alcoholic beverages conditional use approval is for a Beverage Dispensary Use and License number 4750 in the B-3 (General Business District) for approximately 3950 square feet of a pool hall located at 903 W. Northern Lights Boulevard, Suite 100/101; All of Tonsina Subdivision, Woods Subdivision, Block 3, Lot 2, and Sunbeam Subdivision, Block 3, Lot 3 E 50'.
4. On-premise sale of alcohol beverages will be seven days a week as permitted per the Alaska Alcoholic Beverage Control Board requirements.
5. All employees will be trained in accordance with the Alcoholic Beverage Control Board's "Liquor Server Awareness Training Program." Upon demand, the applicant shall demonstrate compliance with a liquor "Server Awareness Training Program" approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to, the program for "Techniques in Alcohol Management (T.A.M.)."
6. The use of the property by any person for the permitted purposes shall comply with all current and future Federal, State and local laws and regulations including but not limited to laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees shall not knowingly permit or negligently fail to prevent

the occurrence of illegal activity on the property.

7. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public.
8. Obtain a parking agreement between Tonsina Subdivision and Woods Subdivision, Block 3, Lot 2.
9. Complete the process to obtain a building permit to include a Fire Inspection prior to occupancy.

2011-084



Municipality of Anchorage
Planning Department

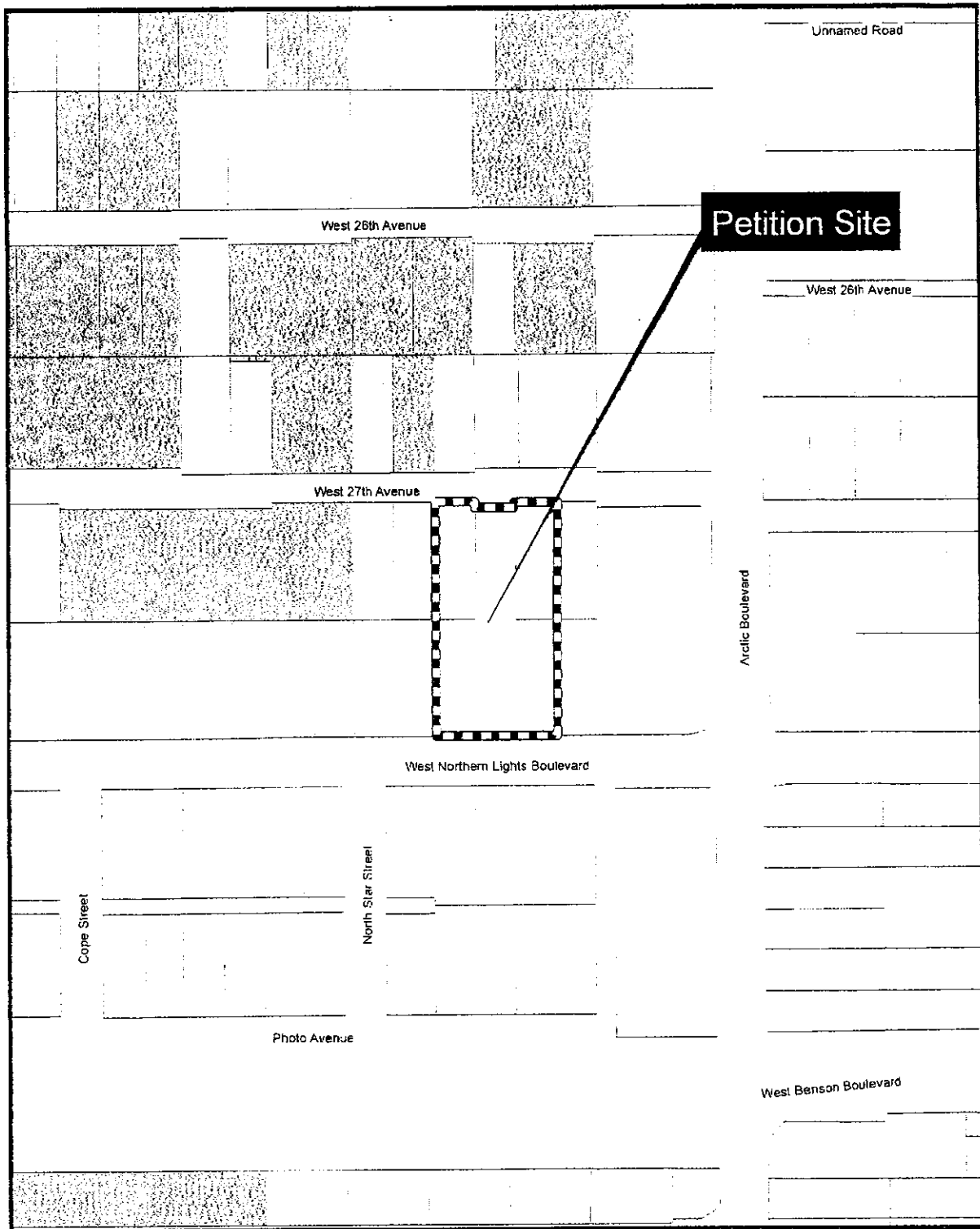
Date: June 10, 2011

0 200 400 Feet

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


2011-084



Municipality of Anchorage
Planning Department

Date: June 10, 2011

-  Mobile Home Park
-  Multi-Family
-  Single Family

0 60 120 240 Feet



Alcohol Existing License List Report

Case Number: 2011-084 Description: 1000'

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City	Lic. Number	State Lic. Zone	Zip Lic. Type
00125102000 Blues Central	GOLD NUGGET INVESTMENTS, INC Sluice Box Investments	3437 SAGAN CIRCLE 825 W Northern Lights Blvd	ANCHORAGE 217	ANCHORAGE 217	AK B3	99517 Beverage Dispensary
00125249000 Chilkoot Charlies	GORDON MICHAEL W Jadon, Inc.	2207 SORBUS WAY 2435 Spenard Rd	ANCH 225	ANCH 225	AK B3	99508 Beverage Dispensary
00125249000 Chilkoot Charlies	GORDON MICHAEL W Jadon, Inc.	2207 SORBUS WAY 2435 Spenard Rd	ANCH 1724	ANCH 1724	AK B3	99508 Beverage Dispensary Dup
00125249000 Chilkoot Charlie's	GORDON MICHAEL W Jadon, Inc.	2207 SORBUS WAY 2435 Spenard Rd	ANCH 2107	ANCH 2107	AK B3	99508 Beverage Dispensary Dup
00125249000 Chilkoot Charlie's	GORDON MICHAEL W Jadon, Inc.	2207 SORBUS WAY 2435 Spenard Rd	ANCH 3003	ANCH 3003	AK B3	99508 Beverage Dispensary Dup
00125249000 Chilkoot Charlie's/Swing Bar	GORDON MICHAEL W Jadon, Inc.	2207 SORBUS WAY 2435 Spenard Rd	ANCH 3817	ANCH 3817	AK B3	99508 Beverage Dispensary Dup
00125249000 Chilkoot Charlie's/The Bird Ho	GORDON MICHAEL W Jadon, Inc.	2207 SORBUS WAY 2435 Spenard Rd	ANCH 4024	ANCH 4024	AK B3	99508 Beverage Dispensary Dup
00125266000 American Legion Post #1	JACK HENRY POST American Legion Post #1	840 W FIREWEED LANE 840 W Fireweed Ln	ANCHORAGE 51	ANCHORAGE 51	AK B3	99503 Club
00125304000 Brown Jug - Northern Lights	SPENARD & NORTHERN LIGHTS LLC Liquor Stores North USA, Inc.	PO BOX 241605 1203 W Northern Lights Blvd	ANCHORAGE 4520	ANCHORAGE 4520	AK B3	99524 Beverage Dispensary
00902424000 Bombay Deluxe	OBEIDIS LTD Bombay Deluxe, Inc.	3502 ARCTIC BLVD 555 W Northern Lights Blvd	ANCHORAGE 4158	ANCHORAGE 4158	AK B3	99503 Restaurant/Eating Place
00902424000 VIP Young Bin Restaurant	OBEIDIS LTD Tapia, Joe G. & Gina Han	3502 ARCTIC BLVD 555 W Northern Lights Blvd 105	ANCHORAGE 2908	ANCHORAGE 2908	AK B3	99503 Restaurant/Eating Place
00903368000 Northern Lights Hotel	EMERALD INVESTMENTS LLC Cusack Development, Inc.	PO BOX 93288 598 W Northern Lights Blvd	ANCHORAGE 1652	ANCHORAGE 1652	AK B3	99509 Beverage Dispensary Tour
01001448000 Pizza Olympia	CROSS ALLEN GARY & Maroudas, D.G. & A.H.	3425 LAKESHORE DRIVE 2809 Spenard Rd	ANCHORAGE 888	ANCHORAGE 888	AK B3	99510 Restaurant/Eating Place

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
01001449000 Buckaroo Club	CROSS ALLEN GARY & Michell M. Bell/Allen G. Cross	3425 LAKESHORE DRIVE 2811 Spenard Rd	ANCHORAGE 185	AK B3	99510 Beverage Dispensary
01001460000 Alaska Team Imports	NORTHERN LIGHTS CENTER LLC Jan Sandborn	130 W INTERNATIONAL ARPT ST 814 W Northern Lights #B-1	ANCHORAGE 4947	AK B3	99518 Package Store
01001527000 In & Out Bush Liquor #2	HARRIS & MARTENS INC Kay Inc.	620 W FIREWEED LANE 1100 W Benson Blvd	ANCHORAGE 688	AK B3	99503 Package Store

MUNICIPALITY OF ANCHORAGE



Community Development Department
Development Services Division

Phone: 907-343-8301
Fax: 907-343-8200

Mayor Dan Sullivan

June 21, 2011

Ric Monsarrat
2804 W. Northern Lights Blvd.
Anchorage, AK 99515

Dear Mr. Monsarrat:

This letter is in response to your request for a determination of the nonconforming status of the property located at 903 W. northern Lights Blvd. (Parcel: 001-251-76, Grid: SW1529)

This determination is based upon the site plan provided with your request, building permit records, tax assessment records, our research, and the applicable Municipal Ordinances in place presently and at the time of construction. The following facts were established:

- **Woods Subdivision, Lot 2 was created by plat P-8A, filed on March 8, 1950.**
- The property was annexed to the City of Anchorage on **June 30, 1959**. Section 12H of Ordinance 1030, passed September 19, 1952, provides that, "Any area annexed to the City after the effective date of this ordinance shall immediately upon such annexation be automatically classified as an R-1 District until a zoning plan for said area has been adopted by the City Council."
- Municipal property appraisal records (CAMA) currently indicate a 22,650 square foot office building on lots containing 43,218 square feet.
- Municipal property inventory records are not available.
- **January 21, 1960** the south portion of Tonsina, Lot 1 was zoned B-2, central business district.
- **January 21, 1960** the north portion of Tonsina, Lot 1, Woods, Block 3, Lot 2 and Sunbeam, Block 3, Lot 3 E50' were zoned R-3, multiple-family residential district.
- **August 17, 1964** building permit number B-6804 issued to construct 2 commercial buildings, zoned B-2 district. Size of building two 66x70', one floor.
- **Tonsina Subdivision, Lot 1, was created by plat 64-122, filed on October 30, 1964, re-filed by plat 64-146 on December 29, 1964 and re-filed by plat 66-162 on November 30, 1966.**
- **November 2, 1964** gas permit number G-3927 issued for temporary gas.
- **February 25, 1965** certificate of occupancy #458 issued for a 2nd floor of a 2-story building (office building).
- **March 1, 1965** building permit number B-7407 issued for an addition, new 2-story addition. A second story addition to existing building.
- **Sunbeam Subdivision, Block 3, Lot 3 E50' appears to have been created by warranty deed. A warranty deed was not submitted for this determination.**
- The south half of Tonsina Lot 2 was re-zoned B-3, general business district on **April 20, 1965**.

- The north portion of Tonsina Lot 2, Woods Lot 2 and Sunbeam Lot 3 were re-zoned R-4, multiple-family residential district on **April 20, 1965**.
- **March 10, 1969** building permit number B-12186 issued for an alteration, remodeling office space, putting up partition.
- **July 7, 1970** aerial photo (T13N R4W Section 24, sheet #16) shows the building on the south half of Lot 1, a structure on Lot 3 E50', parking in front of building adjacent to Northern Lights, parking on the north half of Lot 1 and parking on Lot 2.
- **October 7, 1971** miscellaneous permit number 1464 issued for a 4'x6' double-face plastic sign.
- **May 22, 1972** aerial photo (flight 7, frame 535) shows the building on the south half of Lot 1, parking in front of building and parking adjacent to Northern Lights, parking on the north portion of Lot 1, a structure on Lot 3 E50', parking on Lot 2.
- **April 3, 1973** miscellaneous permit number 1902 issued for one 4'x4' plywood sign, wall mounted.
- **May 12, 1980** building permit number B-479-80 issued for an addition, interior partitions.
- An as-built survey by Fred Walatka dated **April 26, 1983** shows a 2-story office building with a drive thru at the center, asphalt area to the south of building, asphalt area to the north of building (Lot 1) a one story house on Sunbeam, Block 3, Lot 3 (E 50'), house to be moved and asphalt area on Woods, Block 3, Lot 2. *The as-built survey was submitted for building permit number B-85-5540.*
- **September 9, 1983** building permit number B-83-8448 issued for a fire rehab.
- **June 3, 1985** building permit number 85-5540 issued for an alteration, office and bingo hall. Parking required: Bingo hall: 81 spaces; Office: 30 spaces.
- Parking agreement recorded on **August 8, 1985** (book 1305, pages 0604-0608). Sunbeam, Block 3 deeded lot (servient parcel) is to provide 17 parking spaces to Tonsina, Lot 1 (dominant parcel) which has 48 parking spaces for a total of 65 spaces.
- **January 1992** building permit number 92-5590 issued for an office alteration.
- **January 1992** building permit number 92-5592 issued for an alteration.
- **January 1995** building permit number 95-5417 issued for retail store.
- **January 1995** building permit number 95-5492 issued for store alteration.
- **January 1995** building permit number 95-5644 issued for store alteration.
- **August 25, 2003** building permit number 03-8886 issued for a retrofit, T&E power for fire damage.
- **August 27, 2003** building permit number 03-5892 issued for demo.
- **September 3, 2003** building permit number 03-8989 issued for a retrofit, temporary electric.
- **September 19, 2003** building permit number 03-9189 issued for a retrofit, temporary power for roof top units.
- **September 30, 2003** building permit number 03-6014 issued for a fire rehab, beam replacement.
- **January 26, 2004** building permit number 04-5047 issued for an interior demo.
- **June 29, 2005** building permit number 05-5698 issued for a re-roof.
- Site plan by Ric Monsarratt, Architect, dated **April 28, 2011** shows a 19,555 gross square foot two-story office building, 13 parking spaces and a ramp south of building, 7 parking spaces south of building adjacent to Northern Lights, 10 parking spaces including 2 accessible spaces directly north of building, two refuse dumpster to the northeast of building, 15 parking spaces on the northeast side, 22 parking spaces to the north (center),

Anchorage Municipal Code (AMC) provisions relevant to this determination are as follows:

AMC 21.40.060(F)(1)(a) Minimum lot requirements:

A minimum lot size of 6,000 square feet, and a lot width of 50 feet for a single-family dwelling.

AMC 21.40.060(G) Minimum yard requirements:

- (1) Front yard: Ten feet, except as provided in the supplementary district regulations.
- (2) Side yard: Five feet; provided, however, that where buildings exceed 35 feet in height minimum side yards shall be increased one foot for each five feet in height exceeding 35 feet.
- (3) Rear yard: Ten feet.
- (4) Multiple-family dwellings shall provide a usable yard area of 100 square feet per dwelling unit.

AMC 21.40.060(H) Maximum lot coverage:

Maximum lot coverage by all buildings is 50 percent.

AMC 21.40.160(D) Conditional uses: Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

- (5) Off-street parking spaces or structures.

AMC 21.40.180(F) Minimum lot requirements are as follows:

- (2) All other uses, including residential uses associated with other uses:
 - (a) Width: 50 feet.
 - (b) Area: 6,000 square feet.

AMC 21.40.180(G) Minimum yard requirements are as follows:

- (2) All other uses:
 - (a) Front yard: Ten feet.
 - (b) Side yard: Ten feet adjacent to a residential district; otherwise, none, provided that all buildings on the lot shall have a wall on the lot line or shall be set back from the lot line at least ten feet.
 - (c) Rear yard: 15 feet adjacent to a residential district; otherwise, none.

AMC 21.40.180(H) Maximum lot coverage is as follows:

- (2) All other uses: Unrestricted.

AMC 21.40.180(J) Signs:

Signs shall be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

AMC 21.40.180(K) Parking:

Adequate off-street parking shall be provided in connection with any permitted use, subject to the provisions of the supplementary district regulations.

AMC 21.40.180(L) Loading facilities:

Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.

AMC 21.40.180(M) Refuse collection:

Where applicable, refuse collection facilities shall be provided in accordance with the supplementary district regulations.

AMC 21.40.180(N) Landscaping:

- (1) Buffer landscaping. Buffer landscaping shall be planted along each lot line adjoining a residential district.
- (2) Perimeter landscaping. Except adjacent to collector or arterial streets, visual enhancement landscaping shall be planted along the perimeter of all outdoor areas used for vehicle circulation, parking, storage or display.
- (3) Arterial landscaping. Arterial landscaping shall be planted along all collector or arterial streets.

(4) Visual enhancement landscaping. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping.

(5) Maintenance. All landscaping shall be maintained by the property owner or his designee.

AMC 21.45.080 Off-street parking requirements:

(F) Auditoriums, churches, synagogues, dancehalls, exhibition halls, skating rinks, theaters and other places of public assembly.

(1) One parking space is required for every four seats in the principal auditorium or assembly room.

(2) Parking space requirements for auditoriums and assembly rooms without fixed seating shall be based on the ratio set out in subsection 1 of this subsection computed on the maximum capacity under the provisions of the Uniform Building Code.

(K) Restaurant, bars, lounges and nightclubs. One parking space is required for every three seats. Parking space requirements for such facilities without fixed seating shall be based on maximum capacity under the provisions of the Uniform Building Code.

(N) Offices. One parking space is required for every 300 square feet of gross building area.

AMC 21.45.140 Setback from projected right-of-ways requires that:

"No new structural or land development activity requiring a building or land use permit shall be permitted within the minimum setback stated in the subsection from the existing or projected centerline of a street designated on the official streets and highways plan, except as allowed under subsection B of this section." The official streets and highways plan dated December 1996 indicates West Northern Lights is classified as III B, major arterial (undivided). AMC 21.45.140 requires a setback of 50-feet measured from the centerline of West Northern Lights. The 100 grid map indicates 30 feet from the centerline of West Northern Lights Blvd.

The following conclusions are drawn from the above information:

The lots have the minimum area and width required by the R-4 and B-3 districts. Therefore, subject lots are conforming lots of record. **Please submit the initial warranty deed that created the East 50 feet of Sunbeam, Block 3, Lot 3.**

The parking plan submitted indicates 82 parking spaces including 2 accessible spaces are provided. The 62 parking spaces provided to the north of the building are in the R-4 zoning district. Pursuant to AMC 21.40.060(D) off-street parking spaces are permitted by conditional use. The records indicate the use of Sunbeam, Block 3, Lot 3 E50 and Woods, Block 3, Lot 2 for off-street parking were established prior to the conditional use requirement. Therefore, the use of the properties for off-street parking lots is considered a "De facto Conditional Use" and enjoys all of the protections and privileges allowed under AMC 21.55.070.

- The following information was provided by applicant:

<u>Suite</u>	<u>Tenant</u>	<u>Square Footage</u>
• Suite 100/101	Billiard hall	3,950 11 pool tables $\times 44/3 = 14.6$ 15 bar stools $/3 = 5$ Dart lane $/4/3 = 1.3$
• 103/104/105	Digital Blueprint	6,060 office/retail $/300 = 20.2$
• 200/208/222	AK Primary Care	2,162/medical $/250 = 8.6$
• 206	Eric Follett	653 office $/300 = 2.17$

• 204	Focus Company	675 office/300=2.25
• 210	Randal, Hayes & Henderson	1,839 office/300=6.13
• 212/218	Anchorage Neighborhood Health Center	3,545/medical/250=11.8
• 220	Paige Hodson	<u>446/office/300=1.48</u>
TOTAL PARKING SPACES REQUIRED:		73.53 = 74

Subject property provides 82 parking spaces, however 7 parking spaces are located in the development setback. The records indicate the parking area adjacent to Northern Lights was used for parking prior to the development setback requirement.

A parking agreement was recorded between Tonsina, Lot 1 and Sunbeam, Block 3 (deeded parcel) on August 8, 1985.

A research of our records did not locate a parking agreement for Tonsina, Lot 1 and Woods, Block 3, Lot 2. Please contact Jillanne Inglis at 343-8353 for further information.

AMC 21.40.180.G.2.b does not require a side yard, provided that all buildings on the lot shall have a wall on the lot line or shall be set back from the lot line at least ten feet.

Based on the 1983 as-built survey the building encroaches onto the adjoining lot (Lot 16) along the west property line and onto Lot 3 along the east property line. The encroachment existed prior to the more restrictive zoning and the encroachment is considered a legal nonconforming structure. The trespass of the building onto the neighbors lot is a civil matter between property owners and the Municipality of Anchorage is not granting permission for the building to trespass onto the neighboring property.

Variance requests should be directed to the Zoning and Platting Section of the Community Development Department, which serves as staff for the Zoning Board of Examiners and Appeals. This office is located at 4700 Elmore Road. The telephone number is 343-7931.

Note: This determination is based on the information listed above, which was provided by the applicant or was in the files of the administrative official. If additional information is obtained, or the information provided above is later determined to be inaccurate or false, and materially changes the conclusion herein, the administrative official may revise or revoke this determination.

Anchorage Municipal Code Title 21 is available on the internet at <http://www.municode.com>. If I can be of further assistance, please contact me at 343-8332 or via e-mail at CoxIM@muni.org.

Respectfully,


Irma M. Cox
Land Use Plan Reviewer

Application

Application for Conditional Use Retail Sale Alcoholic Beverages

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

Please fill in the information asked for below.

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first)	<i>B.P. BILLIARDS, LLC</i>	Name (last name first)	
Mailing Address	<i>3705 ARCTIC BLVD PMB 496 ANCHORAGE, AK 99503</i>	Mailing Address	
Contact Phone: Day:	<i>230-5401</i>	Contact Phone: Day:	
Contact Phone: Night:	<i>929-7214</i>	Contact Phone: Night:	
FAX:	<i>929-7214</i>	FAX:	
E-mail:	<i>SUEGRIFFINAK@aol.com</i>	E-mail:	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION	
Property Tax # (ODG-000-00-000):	<i>001-251-76-000</i>
Site Street Address:	<i>903 W. NORTHERN LIGHTS BLVD. SUITE 100/101</i>
Property Owner (if not the Petitioner):	<i>SUE GRIFFIN</i>
Current legal description: (use additional sheet in necessary)	
<i>TONSINA ALL of TONSINA & WOODS Lt 2 & SUNBEAM BLK 3 Lt 3 E 50' PLAT: 660162</i>	
Zoning:	<i>B3 & R4</i>
Acreage:	<i>43.218</i>
LAND Grid #	<i>SW 1529</i>

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED		
<input checked="" type="checkbox"/> Beverage Dispensary	<input type="checkbox"/> Private Club	<input type="checkbox"/> Restaurant, exempt
<input type="checkbox"/> Beverage Dispensary-Tourism	<input type="checkbox"/> Public Convenience	<input type="checkbox"/> Theater
<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Recreation	<input type="checkbox"/> Other (Please explain):
<input type="checkbox"/> Package Store	<input type="checkbox"/> Restaurant	
Is the proposed license: <input type="checkbox"/> New <input checked="" type="checkbox"/> Transfer of location ABC license number: <i>4750</i>		
Transfer license location: <i>3400 C STREET</i>		
Transfer licensed premises doing business as: <i>ANCHORAGE BILLIARD PALACE</i>		

I hereby certify that I (am) (I have been authorized to act for) owner of the property described above and that I petition for a retail sale of alcoholic beverages conditional use permit in conformance with Title 2* of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department, Municipal Clerk, or the Assembly for administrative reasons.

Date: *MAY 5, 2011* Signature (Agents must provide written proof of authorization): *Sue M. Griffin owner B.P. Billiards, LLC*

Accepted by: *FM* Poster & Affidavit: *2 posters & affidavit* Fee: *\$4,000* Case Number: *2011-084* **23**

COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services ☐ Urban ☐ Rural
 Anchorage 2020 West Anchorage Planning Area: ☐ Inside ☐ Outside
 Anchorage 2020 Major Urban Elements: Site is within or abuts:
☐ Major Employment Center ☐ Redevelopment/Mixed Use Area ☐ Town Center
☐ Neighborhood Commercial Center ☐ Industrial Center
☐ Transit - Supportive Development Corridor

Eagle River-Chugiak-Peters Creek Land Use Classification:

☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public Land Institutions
☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study
☐ Residential at _____ dwelling units per acre

Girdwood-Turnagain Arm

☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public Land Institutions
☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study
☐ Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion site affected):

Wetland Classification: ☐ None ☐ "C" ☐ "B" ☐ "A"
 Avalanche Zone: ☐ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☐ None ☐ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☐ "1" ☐ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion site)

☐ Rezoning - Case Number: _____
☐ Preliminary Plat ☐ Final Plat - Case Number(s): _____
☐ Conditional Use - Case Number(s): _____
☐ Zoning variance - Case Number(s): _____
☐ Land Use Enforcement Action for _____
☐ Building or Land Use Permit for _____
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

DOCUMENTATION

Required: ☐ Original signed application, plus 12 sets of:
☐ Building Permit application for new construction or change of use, if applicable
☐ Approved parking and landscape plan from Land Use Review
☐ Site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; landscaping; signage; and licensed premises location.
☐ Building plans to scale depicting: floor plans indicating the location of sales and service areas; building elevations (photographs are acceptable).
☐ Photographs of premises from each street frontage that include and show relationship to adjacent structures and the premises visible street address number.
☐ Completed application and narrative: explaining the project; construction, operation schedule, and open for business target date.
☐ Zoning map showing the proposed location.
☐ Completed Alcoholic Beverage Control Board liquor license application form including all drawings and attachments, if filed with ABC Board.
 Optional: ☐ Traffic impact analysis ☐ Economic impact analysis ☐ Noise impact analysis

PROPERTY OWNER AUTHORIZATION* (If petitioner is not property owner)

(I/WE) hereby grant permission to and acknowledge that person shown as the petitioner on this application is applying for a conditional use permit for the retail sales of alcoholic beverages on a property under (MY/OUR) ownership and that as part of the conditional use permit process the Assembly may apply conditions which will be (MY/OUR) responsibility to satisfy.

May 5, 2011 Sue H. Griffin owner B.P. Billiards, LLC

Date

Signature

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

FACILITY OPERATIONAL INFORMATION

What is the proposed or existing business name (Provide both if name is changing):

ANCHORAGE BILLIARD PALACE

What is the gross leaseable floor space in square feet?

3950 sq ft

What is the facility occupant capacity?

79

What is the number of fixed seats(booth and non movable seats)?

0

What is the number non-fixed seats(movable chairs, stools, etc.)?

30

What will be the normal business hours of operation?

10am - 2:30am SUN-THURS 10am - 3am FRI/SAT

What will be the business hours that alcoholic beverages will be sold or dispensed?

10am - 2:30am SUN-THURS 10am - 3am FRI/SAT

What do you estimate the ratio of food sales to alcohol beverage sales will be?

70 % Alcoholic beverage sales

30 % Food sales

Type of entertainment proposed: (Mark all that apply)

☒ Recorded music ☐ Live music ☐ Floor shows ☐ Patron dancing ☐ Sporting events ☐ Other ☐ None

Do you propose entertainment or environmental conditions in the facility that will meet the definition of "indecent

material" or "adult entertainment" as set forth by AMC 8.50.020 Minors-Disseminating indecent material? ☐ Yes ☒ No

Do you propose conditions in the facility that fall under AMC 10.40.050 Adult oriented establishment? ☐ Yes ☒ No

DISTANCE FROM CHURCHES, DAY CARE, AND SCHOOLS

Locate and provide the names and address of all churches, day care, and public or private schools within 200 feet of the site property lines

Name

Address

NONE

PACKAGE STORES

Provide the projected percentage of alcoholic product inventory in the store where the retail unit price is

- % less than \$5.00
- % \$5.00 to \$10.00
- % \$10.00 to \$25.00
- % greater than \$25.00

CONDITIONAL USE STANDARDS

The Assembly may only approve the conditional use if it finds that all of the following 4 standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.

Explain how the proposed conditional use furthers the goals and policies of the comprehensive development plan and conforms to the comprehensive development plan in the manner required by AMC 21.05.

The sale of alcoholic beverages is part of the social, recreational and economic environment of the community. The comprehensive development plan supports a quality of life and financial climate that encourages businesses to start up, expand or relocate in Anchorage.

Explain how the proposed conditional use conforms to the standards for that use in this title and regulations promulgated under this title.

B-3 Business District zoning regulations allow alcoholic beverage sales through the conditional use permit process.

Explain how the proposed conditional use will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

B-3 District is intended for general commercial uses, to include a billiard room, serving and dispensing alcohol, food and retail sales.

Explain how the proposed conditional use will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety.

There will be no changes to the existing pedestrian and vehicular circulation already approved for the existing land and building.

2. The demand for and availability of public services and facilities

There will be no greater demand for public services or public facilities than the current use of the building.

3. Noise, air, water or other forms of environmental pollution.

NONE

4. The maintenance of compatible and efficient development patterns and land use intensities.

The proposed use of the building is consistent with the commercial use and development along Northern Lights Blvd business corridor.

STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES

In the exercise of its powers and under AS 04.11.480 and 18 AAC 104.145 to protest issue, renewal and transfer of alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider whether the proposed license meets each and every factor and standard set forth below.

Concentration and land use. Whether transfer of location or issue of the requested license will negatively impact the community through an increase in the concentration of uses involving the sale or service of alcoholic beverages within the area affected and will conform to the separate standards of AMC 21.50.020.

How many active liquor licenses are located on the same property as your proposed license?

NONE

Within 1,000 feet of your site are how many active liquor licenses?

Blues Central (Chefs Inn) is the closest

How would you rate this area's license concentration on a scale of 1 to 5 with 5 = high

2 up

How many active liquor licenses are within the boundaries of the local community council?

In your opinion, is this quantity of licenses a negative impact on the local community? *NO*

Training. If application is made for issue, renewal or transfer of a beverage dispensary license, restaurant or eating place license, or package store license, whether the applicant can demonstrate prospective or continued compliance with a Liquor "Server Awareness Training Program" approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.). Until such plan is approved, training by a licensee's employees in the T.A.M. shall constitute compliance with this ordinance.

How many employees in direct contact with alcohol will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program?

ALL - approximately 6 to 8 employees

Operations procedures. If application is made for issue, renewal, or transfer of a license, whether the applicant can demonstrate prospective or continued compliance with operations procedures for licensed premises set forth in Section 10.50.035 of this code.

- | | | |
|---|--|---|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Happy hours? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Games or contests that include consumption of alcoholic beverages? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Patron access and assistance to public transportation? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Notice of penalties for driving while intoxicated posted or will be posted? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Non-alcoholic drinks available to patrons? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Solicitation or encouragement of alcoholic beverage consumption? |

Public safety. When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in a licensed premises. In determining the operator's demonstrated ability to maintain order and prevent unlawful conduct, the Assembly may consider police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section and Section 10.50.035 "licensed premises" shall include any adjacent area under the control or management of the licensee.

What are the proposed precautions to maintain order and prevent unlawful conduct at the licensed premises?

inside facility:

*Properly trained staff
Security cameras
Applicant has held a liquor license and in business for 23 yrs.*

outside facility:

*Security cameras
24 hour security patrolled premises*

Payment of taxes and debts. When application is made for renewal of a license the assembly shall consider, pursuant to AS 4 11.330, whether the applicant is delinquent in payment of taxes owed to the Municipality. When application is made for transfer of ownership of a license the Assembly shall consider, pursuant to AS 4 11.360, whether the municipality has received either payment or adequate security, for the payment of any debts or taxes, including any estimated taxes for the current year, arising from the conduct of the licensed business. Adequate security* for the payment of debts and taxes may be in the form of: 1) escrowed funds sufficient to pay the debts and taxes claimed and any escrow fees, 2) actual payment of debts and taxes claimed, or, 3) a guarantee agreement in accordance AMC 10.50.030. Any guarantee agreement shall be in writing, signed by the transferor, transferee and Municipality

☒ Yes ☐ No Are real estate and business property taxes current?
☐ Yes ☒ No Are there any other debts owed to the Municipality of Anchorage?

Public health. If application is made for the renewal or transfer of location or transfer of ownership of a license, the Assembly shall consider whether the operator has engaged in a pattern of practices injurious to public health or safety, such as providing alcohol to minors or intoxicated persons, committing serious violations of State law relevant to public health or safety, or other actions within the knowledge and control of the operator which place the public health or safety at risk. In determining if a pattern of practices injurious to public health or safety exists, the Assembly may consider criminal convictions, credible proof of illegal activity even if not prosecuted, police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection.

☒ Yes ☐ No As the applicant and operator can you comply? If no explain

Additional space if needed



Municipality of Anchorage
Community Development Department
Development Services Division

P.O. Box 196650 - Anchorage, Alaska 99519-6650 - 4700 Elmore Road
Phone: (907) 343-8211 Fax (907) 343-8214 <http://www.muni.org>

COMMERCIAL BUILDING APPLICATION

Application Date 04/26/2011

APPLICATION NO. C11-1200

PM: pwjrd

Expiration Date:

Address of Project:
903 W NORTHERN LIGHTS BLVD, Anchorage

Parcel:
00125176000

Legal:
TONSINA ALL OF TONSINA & WOODS LT 2 & SUNBEAM BLK 3 LT 3 E50' TONSINA

Subdivision:
TONSINA

Description of Work:

4000 SQ FT OF TENANT IMPROVEMENTS TO CONVERT FORMER BINGO HALL TO POOL HALL (JINNY ROSE DAY)

Permittee: MICHAELSOHN & DAUGHTER	Address: CONSTRUCTION INC 750 W DIMOND #100, ANCHORAGE AK	
Permit Type: ChangeUse	Existing Use:	Proposed Use: A-2
Owner: GRIFFIN SUE	Address: % HILLIGAS CO 4050 LAKE OTIS PKWY STE 105 ANCHORAGE, AK 995085220	

<u>Fee</u>	<u>Qty</u>	<u>Unit Cost</u>	<u>Fee Status</u>	<u>Total</u>	<u>Amount Due</u>
Fire Plan Review	1.00	66.00	PAID	66.00	0.00
F	1	186.00	PAID	186.00	0.00
Z	1	65.00	PAID	65.00	0.00
E	1	150.00	PAID	1,650.00	0.00
Total Balance Due					0.00

Municipality of Anchorage
Building Safety Division
01 15 141455 04/26/11 04:20PM

007 Bldg Permit / Temp	\$1,650.00
Account #: 111200	
Si 003 Plan Review	\$186.00
059 Zoning Plan Review	\$65.00
Pr 002 Fire Plan Review	\$66.00

Total Due: \$1,967.00
Check: \$1,967.00

Change: \$0.00
Keep receipt for your records



ADMIN PERMIT APPLICATION

MUNICIPALITY OF ANCHORAGE
Planning and Development Services Department
Development Services Division
4700 Elmore Road
Telephone: (907) 343-8343



Municipality of Anchorage
Building Safety Division
01 05 141522 04/28/11 12:14PM

Permit Number: A111086

Nonconform - None

019 Zo/Copies/Non Confor \$115.00

Tax Code Number: 00125176000

Total Due: \$115.00
Check: \$115.00

Change: \$0.00
Keep receipt for your records

Subdivision: TONSINA

Legal Address: TONSINA ALL OF TONSINA & WOODS LT 2 & SUNBEAM BLK 3 LT 3 E 41522 04/28/11 12:14PM
019 Zo/Copies/Non Confor \$115.0

Owner/Address: GRIFFIN SUE, 903 W NORTHERN LIGHTS BLVD, Anchorage

Proposed Use: Nonconform - None

Type of Work: ADMIN

Work Description:

Fees:

Fee Added	Fee Description	Key	Fee Amount
04/28/2011	Nonconforming Determination	19	115.00
Total Fees:			115.00

Payments:

Date	Method	Amount
04/28/2011	CHECK	115.00
Total Payments:		115.00

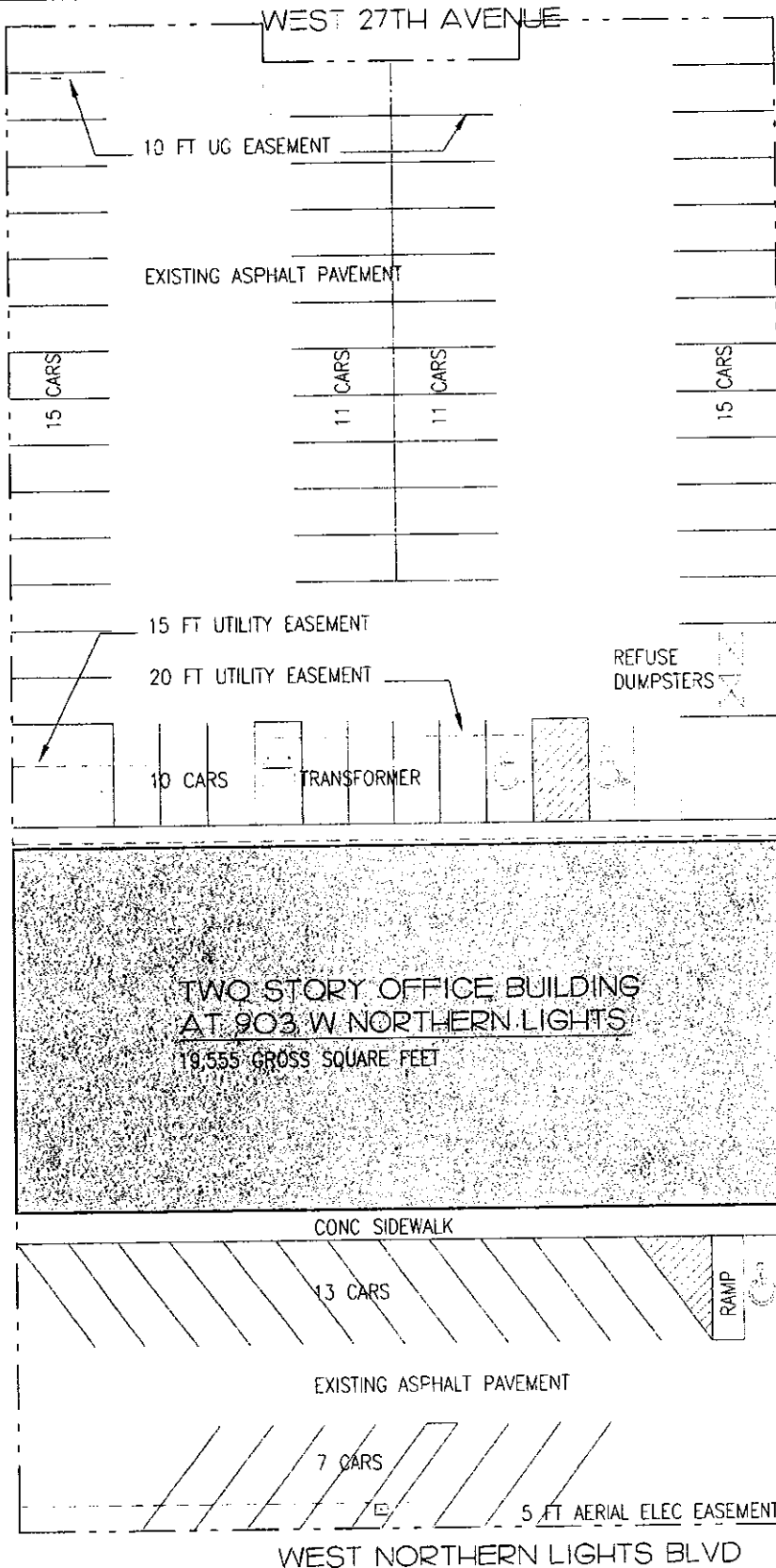
TO INSURE THAT YOUR PERMIT REMAINS ACTIVE, CALL FOR AN INSPECTION AT LEAST ONCE EVERY 360 DAYS. PER MUNICIPAL CODE, ALL REFUNDS ON CANCELLED PROJECTS MUST BE REQUESTED IN WRITING NO LATER THAN 360 DAYS AFTER DATE OF FEE PAYMENT. LAND USE PERMITS ARE VALID FOR 180 DAYS TO COMMENCE CONSTRUCTION.

The owner of this building and the undersigned agree to conform to all applicable laws of this application.

PRINTED NAME: _____

SIGNATURE: _____

This is an application only. This is not your permit to begin construction. There may be additional fees for site review and landscaping review. Permits are required for plumbing, mechanical, electrical, elevator, and fire systems.



PARKING CALCULATIONS

EXISTING BUILDING GROSS AREA = 19,555 SF
 BILLIARD HALL T.I. SPACE = -3950 SF
 15,605 SF

$15,605 / 300 = 52$ PARKING SPACES

BILLIARD HALL PARKING REQUIREMENTS

11 POOL TABLE X 4 = 44 OCCUPANTS
 BAR STOOL COUNT = 15 OCCUPANTS
 DART LANE = 4 OCCUPANTS
 TOTAL OCCUPANTS = 63 / 3 = 21 PARKING SPACES

TOTAL REQUIRED PARKING SPACES = 52 + 21 = 73

TOTAL EXISTING PARKING SPACES = 82

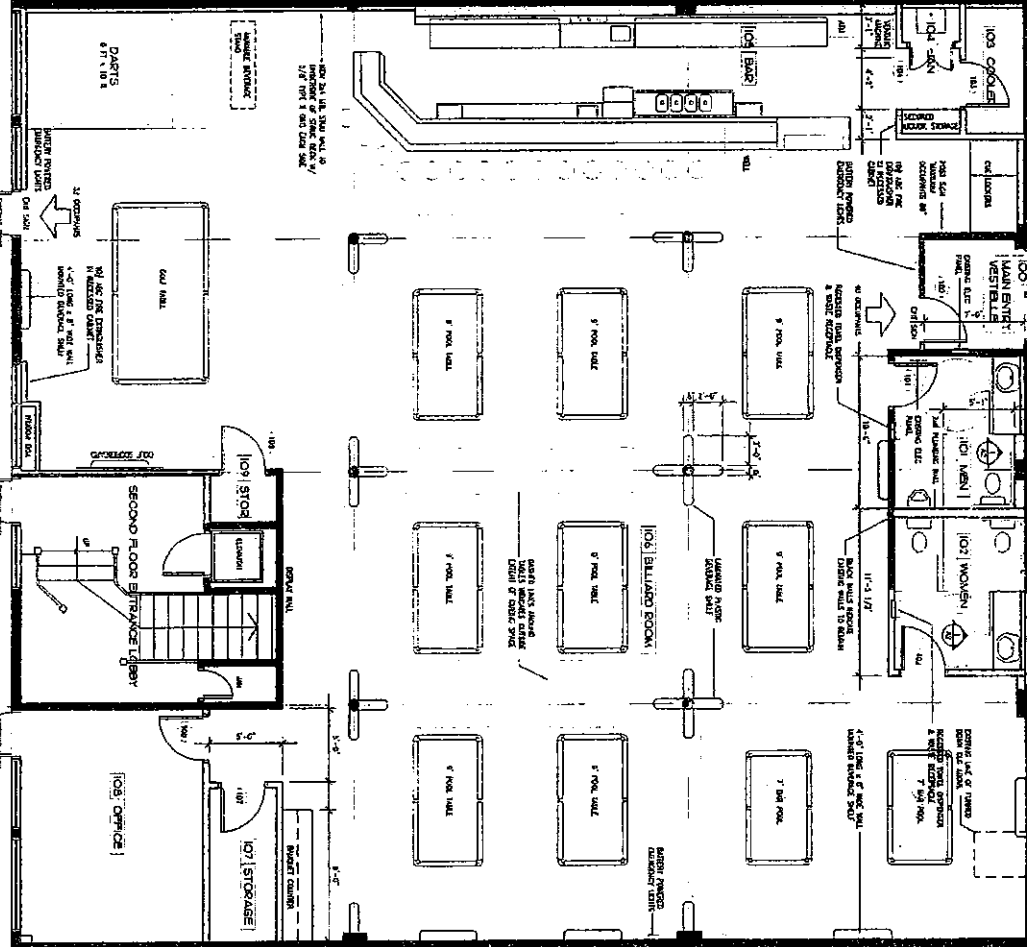
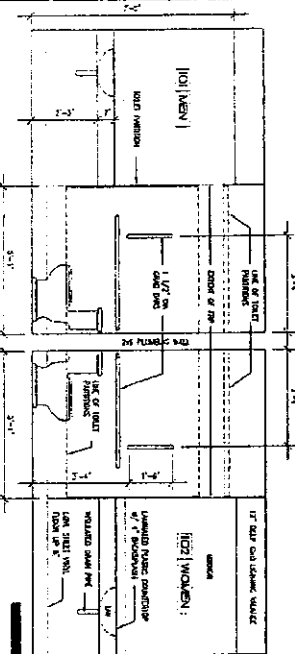


EXISTING SITE PLAN



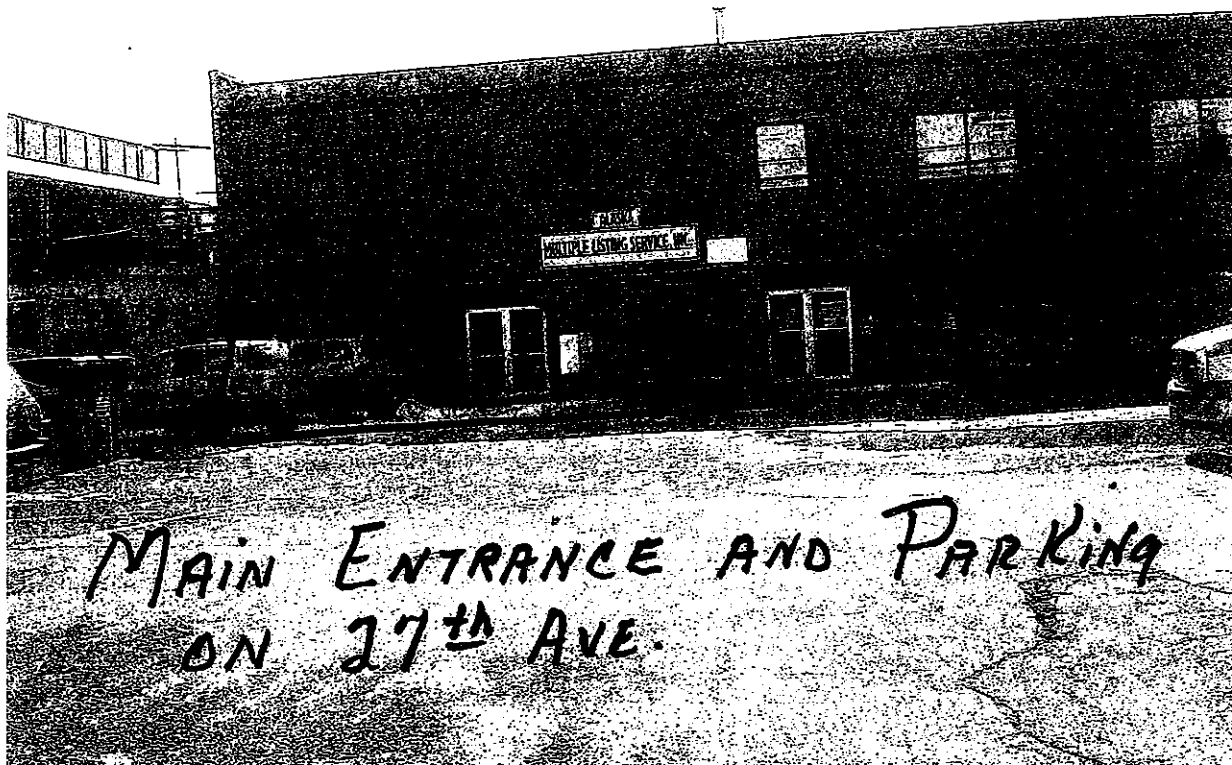
33

T.I. FLOOR PLAN



Model	Size	Type	Material	Feature	Accessories
1000	12" x 20"	1	WOOD	WOOD BURNING	WOOD BURNING
1001	12" x 20"	2	WOOD	WOOD BURNING	WOOD BURNING
1002	12" x 20"	3	WOOD	WOOD BURNING	WOOD BURNING
1003	12" x 20"	4	WOOD	WOOD BURNING	WOOD BURNING
1004	12" x 20"	5	WOOD	WOOD BURNING	WOOD BURNING
1005	12" x 20"	6	WOOD	WOOD BURNING	WOOD BURNING
1006	12" x 20"	7	WOOD	WOOD BURNING	WOOD BURNING
1007	12" x 20"	8	WOOD	WOOD BURNING	WOOD BURNING
1008	12" x 20"	9	WOOD	WOOD BURNING	WOOD BURNING
1009	12" x 20"	10	WOOD	WOOD BURNING	WOOD BURNING
1010	12" x 20"	11	WOOD	WOOD BURNING	WOOD BURNING
1011	12" x 20"	12	WOOD	WOOD BURNING	WOOD BURNING
1012	12" x 20"	13	WOOD	WOOD BURNING	WOOD BURNING
1013	12" x 20"	14	WOOD	WOOD BURNING	WOOD BURNING
1014	12" x 20"	15	WOOD	WOOD BURNING	WOOD BURNING
1015	12" x 20"	16	WOOD	WOOD BURNING	WOOD BURNING
1016	12" x 20"	17	WOOD	WOOD BURNING	WOOD BURNING
1017	12" x 20"	18	WOOD	WOOD BURNING	WOOD BURNING
1018	12" x 20"	19	WOOD	WOOD BURNING	WOOD BURNING
1019	12" x 20"	20	WOOD	WOOD BURNING	WOOD BURNING
1020	12" x 20"	21	WOOD	WOOD BURNING	WOOD BURNING
1021	12" x 20"	22	WOOD	WOOD BURNING	WOOD BURNING
1022	12" x 20"	23	WOOD	WOOD BURNING	WOOD BURNING
1023	12" x 20"	24	WOOD	WOOD BURNING	WOOD BURNING
1024	12" x 20"	25	WOOD	WOOD BURNING	WOOD BURNING
1025	12" x 20"	26	WOOD	WOOD BURNING	WOOD BURNING
1026	12" x 20"	27	WOOD	WOOD BURNING	WOOD BURNING
1027	12" x 20"	28	WOOD	WOOD BURNING	WOOD BURNING
1028	12" x 20"	29	WOOD	WOOD BURNING	WOOD BURNING
1029	12" x 20"	30	WOOD	WOOD BURNING	WOOD BURNING
1030	12" x 20"	31	WOOD	WOOD BURNING	WOOD BURNING
1031	12" x 20"	32	WOOD	WOOD BURNING	WOOD BURNING
1032	12" x 20"	33	WOOD	WOOD BURNING	WOOD BURNING
1033	12" x 20"	34	WOOD	WOOD BURNING	WOOD BURNING
1034	12" x 20"	35	WOOD	WOOD BURNING	WOOD BURNING
1035	12" x 20"	36	WOOD	WOOD BURNING	WOOD BURNING
1036	12" x 20"	37	WOOD	WOOD BURNING	WOOD BURNING
1037	12" x 20"	38	WOOD	WOOD BURNING	WOOD BURNING
1038	12" x 20"	39	WOOD	WOOD BURNING	WOOD BURNING
1039	12" x 20"	40	WOOD	WOOD BURNING	WOOD BURNING
1040	12" x 20"	41	WOOD	WOOD BURNING	WOOD BURNING
1041	12" x 20"	42	WOOD	WOOD BURNING	WOOD BURNING
1042	12" x 20"	43	WOOD	WOOD BURNING	WOOD BURNING
1043	12" x 20"	44	WOOD	WOOD BURNING	WOOD BURNING
1044	12" x 20"	45	WOOD	WOOD BURNING	WOOD BURNING
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1046	12" x 20"	47	WOOD	WOOD BURNING	WOOD BURNING
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1057	12" x 20"	58	WOOD	WOOD BURNING	WOOD BURNING
1058	12" x 20"	59	WOOD	WOOD BURNING	WOOD BURNING
1059	12" x 20"	60	WOOD	WOOD BURNING	WOOD BURNING
1060	12" x 20"	61	WOOD	WOOD BURNING	WOOD BURNING
1061	12" x 20"	62	WOOD	WOOD BURNING	WOOD BURNING
1062	12" x 20"	63	WOOD	WOOD BURNING	WOOD BURNING
1063	12" x 20"	64	WOOD	WOOD BURNING	WOOD BURNING
1064	12" x 20"	65	WOOD	WOOD BURNING	WOOD BURNING
1065	12" x 20"	66	WOOD	WOOD BURNING	WOOD BURNING
1066	12" x 20"	67	WOOD	WOOD BURNING	WOOD BURNING
1067	12" x 20"	68	WOOD	WOOD BURNING	WOOD BURNING
1068	12" x 20"	69	WOOD	WOOD BURNING	WOOD BURNING
1069	12" x 20"	70	WOOD	WOOD BURNING	WOOD BURNING
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1071	12" x 20"	72	WOOD	WOOD BURNING	WOOD BURNING
1072	12" x 20"	73	WOOD	WOOD BURNING	WOOD BURNING
1073	12" x 20"	74	WOOD	WOOD BURNING	WOOD BURNING
1074	12" x 20"	75	WOOD	WOOD BURNING	WOOD BURNING
1075	12" x 20"	76	WOOD	WOOD BURNING	WOOD BURNING
1076	12" x 20"	77	WOOD	WOOD BURNING	WOOD BURNING
1077	12" x 20"	78	WOOD	WOOD BURNING	WOOD BURNING
1078	12" x 20"	79	WOOD	WOOD BURNING	WOOD BURNING
1079	12" x 20"	80	WOOD	WOOD BURNING	WOOD BURNING
1080	12" x 20"	81	WOOD	WOOD BURNING	WOOD BURNING
1081	12" x 20"	82	WOOD	WOOD BURNING	WOOD BURNING
1082	12" x 20"	83	WOOD	WOOD BURNING	WOOD BURNING
1083	12" x 20"	84	WOOD	WOOD BURNING	WOOD BURNING
1084	12" x 20"	85	WOOD	WOOD BURNING	WOOD BURNING
1085	12" x 20"	86	WOOD	WOOD BURNING	WOOD BURNING
1086	12" x 20"	87	WOOD	WOOD BURNING	WOOD BURNING
1087	12" x 20"	88	WOOD	WOOD BURNING	WOOD BURNING
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1092	12" x 20"	93	WOOD	WOOD BURNING	WOOD BURNING
1093	12" x 20"	94	WOOD	WOOD BURNING	WOOD BURNING
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1096	12" x 20"	97	WOOD	WOOD BURNING	WOOD BURNING
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1098	12" x 20"	99	WOOD	WOOD BURNING	WOOD BURNING
1099	12" x 20"	100	WOOD	WOOD BURNING	WOOD BURNING
1100	12" x 20"	101	WOOD	WOOD BURNING	WOOD BURNING
1101	12" x 20"	102	WOOD	WOOD BURNING	WOOD BURNING
1102	12" x 20"	103	WOOD	WOOD BURNING	WOOD BURNING
1103	12" x 20"	104	WOOD	WOOD BURNING	WOOD BURNING
1104	12" x 20"	105	WOOD	WOOD BURNING	WOOD BURNING
1105	12" x 20"	106	WOOD	WOOD BURNING	WOOD BURNING
1106	12" x 20"	107	WOOD	WOOD BURNING	WOOD BURNING
1107	12" x 20"	108	WOOD	WOOD BURNING	WOOD BURNING
1108	12" x 20"	109	WOOD	WOOD BURNING	WOOD BURNING
1109	12" x 20"	110	WOOD	WOOD BURNING	WOOD BURNING
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1121	12" x 20"	122	WOOD	WOOD BURNING	WOOD BURNING
1122	12" x 20"	123	WOOD	WOOD BURNING	WOOD BURNING
1123	12" x 20"	124	WOOD	WOOD BURNING	WOOD BURNING
1124	12" x 20"	125	WOOD	WOOD BURNING	WOOD BURNING
1125	12" x 20"	126	WOOD	WOOD BURNING	WOOD BURNING
1126	12" x 20"	127	WOOD	WOOD BURNING	WOOD BURNING
1127	12" x 20"	128	WOOD	WOOD BURNING	WOOD BURNING
1128	12" x 20"	129	WOOD	WOOD BURNING	WOOD BURNING
1129	12" x 20"	130	WOOD	WOOD BURNING	WOOD BURNING
1130	12" x 20"	131	WOOD	WOOD BURNING	WOOD BURNING
1131	12" x 20"	132	WOOD	WOOD BURNING	WOOD BURNING
1132	12" x 20"	133	WOOD	WOOD BURNING	WOOD BURNING
1133	12" x 20"	134	WOOD	WOOD BURNING	WOOD BURNING
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1137	12" x 20"	138	WOOD	WOOD BURNING	WOOD BURNING
1138	12" x 20"	139	WOOD	WOOD BURNING	WOOD BURNING
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1141	12" x 20"	142	WOOD	WOOD BURNING	WOOD BURNING
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1144	12" x 20"	145	WOOD	WOOD BURNING	WOOD BURNING
1145	12" x 20"	146	WOOD	WOOD BURNING	WOOD BURNING
1146	12" x 20"	147	WOOD	WOOD BURNING	WOOD BURNING
1147	12" x 20"	148	WOOD	WOOD BURNING	WOOD BURNING
1148	12" x 20"	149	WOOD	WOOD BURNING	WOOD BURNING
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1184	12" x 20"	185	WOOD	WOOD BURNING	WOOD BURNING
1185	12" x 20"	186	WOOD	WOOD BURNING	WOOD BURNING
1186	12" x 20"	187	WOOD	WOOD BURNING	WOOD BURNING
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1188	12" x 20"	189	WOOD	WOOD BURNING	WOOD BURNING
1189	12" x 20"	190	WOOD	WOOD BURNING	WOOD BURNING
1190	12" x 20"	191	WOOD	WOOD BURNING	WOOD BURNING
1191	12" x 20"	192	WOOD	WOOD BURNING	WOOD BURNING
1192	12" x 20"	193	WOOD	WOOD BURNING	WOOD BURNING
1193	12" x 20"	194	WOOD	WOOD BURNING	WOOD BURNING
1194	12" x 20"	195	WOOD	WOOD BURNING	WOOD BURNING
1195	12" x 20"	196	WOOD	WOOD BURNING	WOOD BURNING
1196	12" x 20"	197	WOOD	WOOD BURNING	WOOD BURNING
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1199	12" x 20"	200	WOOD	WOOD BURNING	WOOD BURNING
1200	12" x 20"	201	WOOD	WOOD BURNING	WOOD BURNING
1201	12" x 20"	202	WOOD	WOOD BURNING	WOOD BURNING
1202	12" x 20"	203	WOOD	WOOD BURNING	WOOD BURNING
1203	12" x 20"	204	WOOD	WOOD BURNING	WOOD BURNING
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1207	12" x 20"	208	WOOD	WOOD BURNING	WOOD BURNING
1208	12" x 20"	209	WOOD	WOOD BURNING	WOOD BURNING
1209	12" x 20"	210	WOOD	WOOD BURNING	WOOD BURNING
1210	12" x 20"	211	WOOD	WOOD BURNING	WOOD BURNING
1211	12" x 20"	212	WOOD	WOOD BURNING	WOOD BURNING
1212	12" x 20"	213	WOOD	WOOD BURNING	WOOD BURNING
1213	12" x 20"	214	WOOD	WOOD BURNING	WOOD BURNING
1214	12" x 20"	215	WOOD	WOOD BURNING	WOOD BURNING
1215	12" x 20"	216	WOOD	WOOD BURNING	WOOD BURNING
1216	12" x 20"	217	WOOD	WOOD BURNING	WOOD BURNING
1217	12" x 20"	218	WOOD	WOOD BURNING	WOOD BURNING
1218	12" x 20"				

[illegible][illegible][illegible]





NARRATIVE

Anchorage Billiard Palace opened in July 1988 at 4848 Old Seward Highway by Sue Griffin. The building was sold and demolished in January 2007. The Anchorage Billiard Palace was relocated and re-opened in March 2008 to its current location at 3400 C Street. That building has been sold and the business plans are too relocated to a new location at 903 W. Northern Lights Blvd.

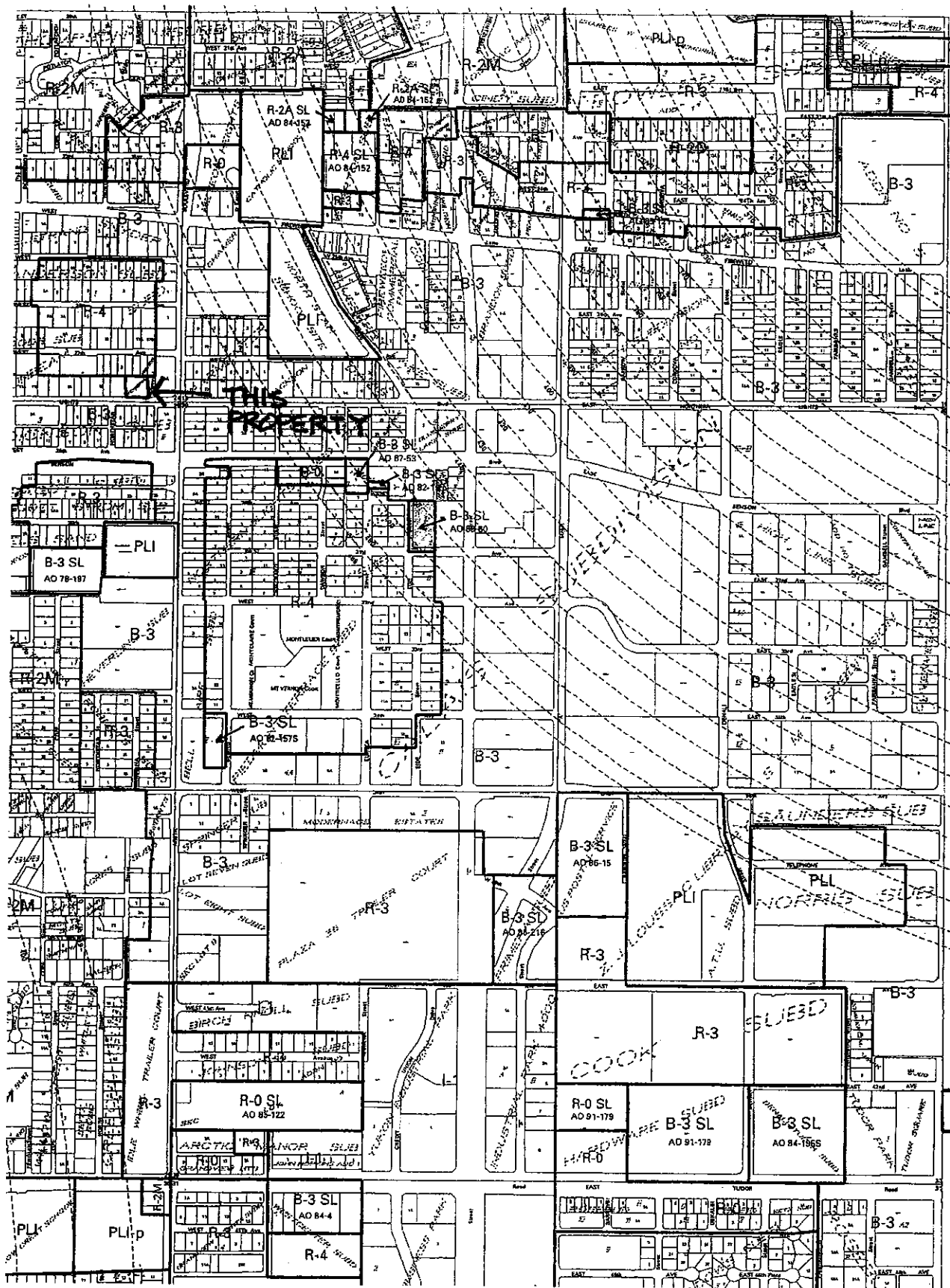
The target date for completion of renovation at 903 WNLB is set for September 1, 2011.

The business hours will be from 11am to close of business as required by ABC rules which are 2:30am Sunday through Thursday; and 3am Friday and Saturday.

Anchorage Billiard Palace caters to adult, serious pool and billiard players interested in quality equipment, leagues and tournament play. The business is equipped with high-end antique billiard and pool tables made available to the players in a serious and quality setting. Limited food service and availability of alcoholic beverages are ancillary to the business entity rather than primary.

Neither the building nor the property improvements will be significantly changed. Plans for the tenant improvements have been submitted to the appropriate municipal authorities for approval.

The new location at 903 WNLB is located within the Spenard Community Council. The chair person for SCC has been contacted and advised of this new business venture. No opposition to this business has been received from the Chair person or council members.



MOA ZONING MAP GRID 50906



State of Alaska

Department of Public Safety

Alcoholic Beverage Control Board

Sean Parnell, Governor

Joseph A Masters, Commissioner

June 28, 2011

Municipality of Anchorage
Barbara Gruenstein
P.O. Box 196650
Anchorage, Alaska 99519

Re: **Anchorage Billiard Palace – License #4750**

☐ Transfer of Ownership ☐ Name Change ☐ Restaurant Designation Permit
☒ Transfer of Location Old License # (if changed): _____

We have received the enclosed liquor license application within the Municipality of Anchorage. This is the notice as required under AS 04.11.520. Additional information concerning filing a "protest" by a local governing body under AS 04.11.480 is included in this letter.

A local governing body as defined under AS 04.21.080(11) may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the board and the applicant with a clear and concise written statement of reasons in support of a protest within 60 days of receipt of this notice. If a protest is filed, the board will not approve the application unless it finds that the protest is "arbitrary, capricious and unreasonable". Instead, in accordance with AS 04.11.510(b), the board will notify the applicant that the application is denied for reasons stated in the protest. The applicant is entitled to an informal conference with either the director or the board and, if not satisfied by the informal conference, is entitled to a formal hearing in accordance with AS 44.62.330-44.62-630. **IF THE APPLICANT REQUESTS A HEARING, THE LOCAL GOVERNING BODY MUST ASSIST IN OR UNDERTAKE THE DEFENSE OF ITS PROTEST.**

Under AS 04.11.420(a), the board may not issue a license or permit for premises in a municipality where a zoning regulation or ordinance prohibits the sale or consumption of alcoholic beverages, unless a variance of the regulation or ordinance has been approved. Under AS 04.11.420(b) municipalities must inform the board of zoning regulations or ordinances which prohibit the sale or consumption of alcoholic beverages. If a municipal zoning regulation or ordinance prohibits the sale or consumption of alcoholic beverages at the proposed premises and no variance of the regulation or ordinance has been approved, please notify us and provide a certified copy of the regulation or ordinance if you have not previously done so.

Protest under AS 04.11.480 and the prohibition of sale or consumption of alcoholic beverages as required by zoning regulation or ordinance under AS 04.11.420(a) are two separate and distinct subjects. Please bear that in mind in responding to this notice.

AS 04.21.010(d), if applicable, requires the municipality to provide written notice to the appropriate community council(s).

If you wish to protest the application referenced above, please do so in the prescribed manner and within the prescribed time. Please show proof of service upon the applicant. For additional information please refer to 13 AAC 104.145, Local Governing Body Protest.

Note: Applications applied for under AS 04.11.400(g), 13 AAC 104.335(a)(3), AS 04.11.090(e), and 13 AAC 104.660(e) must be approved by the governing body.

tj

Alcoholic Beverage Control Board

5848 E Tudor Rd - Anchorage, AK 99507 - Voice (907) 269-0350 - Fax (907) 272-9412

Alcoholic Beverage Control Board
5848 E Tudor Rd
Anchorage, AK 99507

Transfer Liquor License

PAGE 1 OF 2
(907) 269-0350
Fax: (907) 272-9412
www.dps.state.ak.us/abc

This application is for:

- ☐ Seasonal - Two 6-month periods in each year of the biennial period beginning _____ and ending _____
Mo/Day Mo/Day
- ☒ Full 2-year period

SECTION A - LICENSE INFORMATION. Must be completed for all types of applications.			FEES
License Year: 2011	License Type: Beverage Dispensary License	Statute Reference Sec. 04.11.090	License Fee: \$
License #: 4750			Filing Fee: \$100.00
Local Governing Body: (City, Borough or Unorganized) Municipality of Anchorage	Community Council Name(s) & Mailing Address: Spenard Community Council Rene Haag, Chair 2803 Spenard Rd Anchorage, Ak 99503		Fingerprint: (\$54.25 per person)
Name of Applicant (Corp/LLC/LP/LLP/Individual/Partnership): B.P. Billiards, LLC	Doing Business As (Business Name): Anchorage Billiard Palace	Business Telephone Number: (907) 230-5401 / 562-4251	Total Submitted: \$100.00
Mailing Address: 3705 Arctic Blvd PMB 496	Street Address or Location of Premise: 903 W Northern Lights Blvd Suite 100/101 Anchorage, AK 99503	Fax Number: (907) 929-7214 / 562-4270	
City, State, Zip: Anchorage, AK 99503		Email Address: SueGriffinAK@aol.com	

SECTION B - TRANSFER INFORMATION.

<input checked="" type="checkbox"/> Regular Transfer	Name and Mailing Address of <i>CURRENT</i> Licensee: B.P. Billiards LLC 3705 Arctic Blvd PMB 496 Anchorage, AK 99503
<input type="checkbox"/> Transfer with security interest: Any instrument executed under AS 04.11.670 for purposes of applying AS 04.11.360(4)(b) in a later involuntary transfer, must be filed with this Application (15 AAC 104.107). Real or personal property conveyed with this transfer must be described. Provide security interest documents.	Business Name (dba) <i>BEFORE</i> transfer: Anchorage Billiard Palace
<input type="checkbox"/> Involuntary Transfer. Attach documents which evidence default under AS 04.11.670.	Street Address or Location <i>BEFORE</i> transfer: 3400 C Street Anchorage, AK 99503

SECTION C - PREMISES TO BE LICENSED. Must be completed for *RELOCATION* applications.

Closest school grounds: None within 200 feet	Distance measured under: <input type="checkbox"/> AS 04.11.410 <i>OR</i> <input type="checkbox"/> Local ordinance No.	<input type="checkbox"/> Premises is GREATER than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.
Closest church: None within 200 feet	Distance measured under: <input type="checkbox"/> AS 04.11.410 <i>OR</i> <input type="checkbox"/> Local ordinance No.	<input type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.
		<input type="checkbox"/> Not applicable

Premises to be licensed is: <input checked="" type="checkbox"/> Proposed building <input checked="" type="checkbox"/> Existing facility <i>TENANT IMPROVEMENTS</i> <input type="checkbox"/> New building	<input checked="" type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings) <input checked="" type="checkbox"/> Diagram of premises attached
---	--

Does any individual, corporate officer, director, limited liability organization member, manager or partner named in this application have any direct or indirect interest in any other alcoholic beverage business licensed in Alaska or any other state?

☐ Yes ☒ No If Yes, complete the following. Attach additional sheets if necessary.

Name	Name of Business	Type of License	Business Street Address	State
------	------------------	-----------------	-------------------------	-------

Date Approved	Director's Signature
---------------	----------------------

Alcoholic Beverage Control Board
5848 E Tudor Rd
Anchorage AK 99507
PH: 907 269-0350 - FX: 907 272-9412

Liquor License

PAGE 2 of 2
Licensee Information
www.dps.state.ak.us/abc

Has any individual, corporate officer, director, limited liability organization member, manager or partner named in this application been convicted of a felony, a violation of AS 04, or been convicted as a licensee or manager of licensed premises in another state of the liquor laws of that state?

☐ Yes ☒ No If Yes, attach written explanation.

Alcoholic Beverage Control Board
5848 E Tudor Rd
Anchorage, AK 99507

Transfer Liquor License

PAGE 1 OF 2
(907) 269-0350
Fax: (907) 272-9412
www.dps.state.ak.us/abc

This application is for:

- ☐ Seasonal - Two 6-month periods in each year of the biennial period beginning _____ and ending _____
Mo/Day Mo/Day
- ☒ Full 2-year period

Corporations, LLCs, LLPs and LPs must be registered with the Dept. of Community and Economic Development.

Name of Entity (Corporation/LLC/LLP/LP) (or N/A if an Individual ownership): B.P. Billiards, LLC		Telephone Number: (907) 230-5401 / 929-7214	Fax Number: (907) 929-7214
Corporate Mailing Address: 3705 Arctic Blvd PMB 496	City: Anchorage	State: AK	Zip Code: 99503
Name, Mailing Address and Telephone Number of Registered Agent: Sue Griffin 3705 Arctic Blvd PMB 496 Anchorage, AK 99503 (907) 230-5401 / 929-7214		Date of Incorporation OR Certification with DCED: Nov 17, 2006	State of Incorporation: Alaska
Is the Entity in compliance with the reporting requirements of Title 10 of the Alaska Statutes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If no, attach written explanation. Your entity <i>must</i> be in compliance with Title 10 of the Alaska Statutes to be a valid liquor licensee.			

Entity Members (Must include President, Secretary, Treasurer, Vice-President, Manager and Shareholder/Member with at least 10%)

Name	Title	%	Home Address & Telephone Number	Work Telephone Number	Date of Birth
Sue Griffin	Owner Single member	100	1345 E 27 th Ave Anchorage, AK 99508	(907) 230-5401 / 929-7214	08/19/51

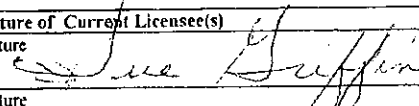
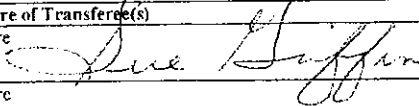
NOTE: On a separate sheet provide information on ownership other organized entities that are shareholders of the licensee.

Individual Licensees/Affiliates (The ABC Board defines an "Affiliate" as the spouse or significant other of a licensee. Each Affiliate must be listed.)

Name: Richard Holmes Address: 1345 E 27 th Ave Anchorage, AK 99508 Home Phone (907) 929-7214 Work Phone (907) 230-7401	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth: 03/07/46	Name: Address: Home Phone: Work Phone:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth:
Name: Address: Home Phone: Work Phone:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth:	Name: Address: Home Phone: Work Phone:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth:

Declaration

- I declare under penalty of perjury that I have examined this application, including the accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct and complete, and this application is not in violation of any security interest or other contracted obligations.
- I hereby certify that there have been no changes in officers or stockholders that have not been reported to the Alcoholic Beverage Control Board. The undersigned certifies on behalf of the organized entity, it is understood that a misrepresentation of fact is cause for rejection of this application or revocation of any license issued.
- I further certify that I have read and am familiar with Title 4 of the Alaska statutes and its regulations, and that in accordance with AS 04.11.450, no person other than the licensee(s) has any direct or indirect financial interest in the licensed business.
- I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

Signature of Current Licensee(s) Signature 	Signature of Transferee(s) Signature 
Signature	Signature

Date Approved	Director's Signature
---------------	----------------------

Alcoholic Beverage Control Board
5848 F. Tudor Rd
Anchorage AK 99507
PH: 907 269-0350 - FX: 907 272-9412

Liquor License

PAGE 2 of 2
Licensee Information
www.dps.state.ak.us/abc

Name & Title (Please Print) <i>SUE GRIFFIN, OWNER</i>	Name & Title (Please Print) <i>SUE GRIFFIN, OWNER</i>
Subscribed and sworn to before me this <i>7</i> day of <i>JUNE</i> <i>2011</i>	Subscribed and sworn to before me this <i>7</i> day of <i>JUNE</i> <i>2011</i>
Notary Public in and for the State of Alaska <i>[Signature]</i>	Notary Public in and for the State of Alaska <i>[Signature]</i>
My commission expires: <i>2/29/2012</i>	My commission expires: <i>2/29/2012</i>

Notary Public
State of Alaska
LUCAS GOLDING
My Commission Expires
February 28, 2012

Notary Public
State of Alaska
LUCAS GOLDING
My Commission Expires
February 28, 2012

Transfer App 3/09

Departmental Comments



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

RECEIVED

DATE: July 19, 2011

JUL 20 2011

TO: Angela Chambers, Acting Division Manager Zoning and Platting
Division

**MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION**

THRU: Stephanie Mormilo, PE, Municipal Traffic Engineer
Leland R Coop, Traffic Engineer Associate

FROM: Dwayne Ferguson, Assistant Traffic Engineer

SUBJECT: Traffic Engineering Comments for a Municipal Assembly Public
Hearing to be held on Tuesday, August 16, 2011.

2011-084 A request concept/final approval of a conditional use to permit: an
alcoholic beverage dispensary use in the B-3 & R-4 use district.

Traffic Engineering has no objections.

Advisory Comment:

- a) There are approximately 79 parking spaces provided at the existing business location at 3400 C Street.
- b) The petitioner is proposing to provide approximately 82 parking spaces at the new location at 903 West Northern Lights Blvd. Suites 100 and 101.

**Municipality of Anchorage
MEMORANDUM**

RECEIVED

JUL 18 2011

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

DATE: July 18, 2011
TO: Angela Chambers, Manager, Zoning and Platting Division
FROM: Jillanne Inglis, Land Use Plan Reviewer
SUBJECT: Land Use Review Comments, Assembly case for the meeting of August 16, 2011, 2011.

Case #: 2011-084
Type: Conditional Use
Subdivision: Sunbeam Block 3, Lot 3
Grid: 1529
Tax ID #: 001-251-76
Zoning: B-3, General Business District

1. See the nonconforming determination by Irma Cox, Land Use Plan Reviewer, dated June 21, 2011. The determination outlines the nonconforming rights and the parking determination for this property.
2. Register the lots created via warranty deed and not via a plat. Submit a warranty deed, dated prior to 1975' that created the East 50' of Sunbeam Subdivision, Block 3, Lot 3.
3. Obtain parking agreements as required in the nonconforming determination.

(Reviewer: Jillanne Inglis)

Stewart, Gloria I.

From: Dean, Brian G.
Sent: Tuesday, July 26, 2011 11:45 AM
To: Stewart, Gloria I.; Kimmel, Corliss A.
Subject: RE: Fire Review Comments

Follow Up Flag: Follow up
Flag Status: Purple

RECEIVED
JUL 26 2011
MUNICIPALITY OF ANCHORAGE
PLANNING DEPT

Hi Gloria and Corliss,
Here are Fire comments on the following cases. As you will note some are past due but the hearing has not happened yet.

Case No. 2011-080

Rezone Amendment PLI-p. Eagle Valley Subdivision, Tract B

Fire Prevention has no objection.

Case No. 2011-082

Conditional Use for a Natural Resource Extraction. Soccer and Baseball Tract B

Fire Prevention has no objection.

Case No. 2011-084

Conditional Use for an alcoholic beverage dispensary use. 903 W. Northern Lights Blvd, Ste 100 & 101

Requires a building permit and Fire Inspection prior to occupancy.

Case No. 2011-085

Conditional Use for a Natural Resource Extraction. King #1 Tract B & 5 - 20

Fire Prevention has no objection

Case No. 2011-086

Administrative Site Plan Review for a child care center. Sunshine Subdivision, Block 1, Lot 1.

Provide operable exit signs and exit lighting in nursery
Smoke detectors are required in sleeping areas if not already provided
License inspection is required prior to occupancy

Case No. 2011-089

Administrative Site Plan Review for a restaurant serving beer and wine. Pho Lena East 360 Boniface Pkwy, Ste B11

Fire Prevention has no objection

Brian Dean
Fire Inspector - Fire Prevention Office
Anchorage Fire Department
(907) 257-2466

MUNICIPALITY OF ANCHORAGE



Community Development Department
Development Services Division

Private Development Section

Mayor Dan Sullivan

RECEIVED

JUL 14 2011

MEMORANDUM

Comments to Anchorage Assembly Applications/Petitions

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

DATE: July 12, 2011

TO: Angela Chambers, Current Planning Section Supervisor

FROM: Pam Ronning, Private Development

SUBJECT: Comments for Anchorage Assembly Public Hearing date August 16, 2011

Case No. 2011-084: An application for concept/final approval of a conditional use for an alcoholic beverage dispensary use (B. P. Billiards located in Tonsina Subdivision, Woods Subdivision Lot 2 and Sunbeam Subdivision Block 3 Lot 3 E50')

Private Development has no objection.

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

RECEIVED

Building Safety

JUL 12 2011

MEMORANDUM

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Comments to Miscellaneous Planning and Zoning Applications

DATE: July 12, 2011
TO: Angela Chambers, Manager, Zoning and Platting
FROM: Ron Wilde, P.E.
Building Safety
SUBJECT: Comments for Case 2011-084

No Comment

**Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY**

RECEIVED

MEMORANDUM

JUL 08 2011

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

DATE: July 7, 2011

TO: Angela Chambers, Supervisor, Planning Section, Planning Division

FROM: Paul Hatcher, Engineering Tech III, AWWU *PH*

SUBJECT: Zoning Case Comments
Planning & Zoning Commission Hearing August 16, 2011
Agency Comments due July 19, 2011

AWWU has reviewed the materials and has the following comments.

**11-084 TONSINA ALL OF TONSINA & WOODS LT 2 & SUNBEAM BLK 3 LT 3
E50', A request concept/final approval of a conditional use to permit an
alcoholic beverage dispensary use, Grid SW1529**

1. AWWU water and sanitary sewer service are available to this parcel.
2. AWWU has no objection to this conditional use.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz

MUNICIPALITY OF ANCHORAGE

Municipality of Anchorage

Treasury Division

Mayor Dan Sullivan

Memorandum

RECEIVED

JUN 16 2011

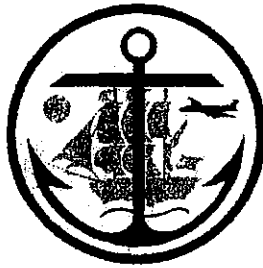
MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

Date: June 15, 2011
To: Patty Long,, Planning Dept.
From: Daisy VanNortwick, Revenue Officer
Subject: Liquor License Conditional Use Comments

Request for Conditional use permit 2011-084 for Anchorage Billard Palace transfer of Location to 903 W No. Lights. We have researched this application, and find no back taxes owed, thus no reason to protest this license.

Thanks
Daisy VanNortwick
343-6940

Posting Affidavit and Historical Information



AFFIDAVIT OF POSTING

Case Number: 2011-084

I, SUE GRIFFIN, hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for Conditional Use. The notice was posted on 6-9-11 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 9th day of June, 2011.

Sue Griffin
Signature

LEGAL DESCRIPTION

Tract or Lot _____

Block _____

Subdivision _____

All of Tongass & woods Lot 2 & Sunbeam Block 3 Lot 3 E 50'
per plat 66-162

EZONING APPLICATION - Part 1

APPRAISAL INFORMATION

Owner GRIFFIN SUE
 Legal Desc TONSINA
 ALL OF TONSINA & WOODS LT 2 &
 903 W NORTHERN LIGHTS BLVD

PARCEL ID 001-251-76-000
 # Description OFFICE BLDG LOW RISE 1-4
 Zone B3 Grid SW1529
 SQFT 43,218

Parcel is an
 economic
 master

ADD NEW CASE

Case Number(s)

Sale Pending ☐

Entered By

Entered Date

Original
 App Date

Type & Request

Schedule

Planner

Grid

Short Legal

Current Zone

Requested Zone/
 or Request

Site Address

COMMUNITY COUNCILS

Community Council as
 shown in CAMA data SPENARD

Order

Type

Type: P = Primary CC S = Secondary CC

ADD PLATTING CASE

This automates the process of loading a Platting case to the Zoning system.

1. Press "Load Plat Case" Button.
2. Enter plat case number to be loaded.
3. Tick marks (✓) have been removed from most fields to eliminate code errors. However if errors still occur check for tick (✓) marks in the original platting case. Remove or Replace them with the appropriate symbol. Reload the case again.

PETITIONER

Last Name

Address

First Name

Day Phone () -

Night Phone () -

E-mail

City

Fax# () -

State

Zip

REPRESENTATIVE (SURVEYOR)

Surveyor

Address

Bus. Name

Last Name

First Name

Day Phone () -

Night Phone () -

City

E-mail

State

Zip

Fax# () -

DOCUMENTS

Posters ☐

Description of other items

Need Have

Affidavit ☐ ☐

As-built/Site Plan to scale ☐ ☐

Building floor plans to scale ☐ ☐

Building Elevations ☐ ☐

Photographs ☐ ☐

Topography map of site ☐ ☐

Building Permit ☐ ☐

Other Items ☐ ☐

ZONING APPLICATION - Part 1

APPRAISAL INFORMATION		DEACTIVATED	Parcel is economically linked
Owner GRIFFIN SUE		PARCEL ID 001-251-03-000	
Legal Desc TONSINA		# Description RETAIL - MULTI OCC	
ALL		Zone B3	Grid SW1529
1237 W 27TH AVE		SQFT 29,058	

ADD NEW CASE		Case Number(s) 2011-084	Sale Pending <input type="checkbox"/>	Entered By cdeap	Entered Date 06/10/2011	Original App Date 06/10/2011
Type & Request	26 488	Assembly conditional use for an alcoholic beverage dispensary use				
Schedule	1	Public hearing				
Planner	UA	Unassigned				
Current Zone	B-3 General business district					Short Legal
Requested Zone/ or Request	an alcoholic beverage dispensary use					TONSINA, ALL
Site Address	1237 W 27TH AVE					

COMMUNITY COUNCILS		O 01	Spenard	T P
Community Council as shown in CAMA data	SPENARD	r		y
		d		p
		e		e
		r		

Type: P = Primary CC S = Secondary CC

ADD PLATTING CASE	This automates the process of loading a Platting case to the Zoning system.
1. Press "Load Plat Case" Button.	
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3. Tick marks (*) have been removed from most fields to eliminate code errors. However if errors still occur check for tick (*) marks in the original platting case. Remove or Replace them with the appropriate symbol. Reload the case again.	

PETITIONER		Address	
Last Name	Billiards, LLC		
First Name	B.P.	Sue Griffin	
Day Phone	() -	3705 Arctic Boulevard PMB 496	
Night Phone	() -	City Anchorage	
E-mail		State AK Zip 99503-	
Fax#	() -		

REPRESENTATIVE (SURVEYOR)		Address	
Surveyor Bus. Name			
Last Name			
First Name			
Day Phone	() -	City	
Night Phone	() -	State	
E-mail		Zip -	
Fax#	() -		

DOCUMENTS	Posters <input type="checkbox"/>	Description of other items
Need Have		
Affidavit	<input type="checkbox"/>	
As-built/Site Plan to scale	<input type="checkbox"/>	
Building floor plans to scale	<input type="checkbox"/>	
Building Elevations	<input type="checkbox"/>	
Photographs	<input type="checkbox"/>	
Topography map of site	<input type="checkbox"/>	
Building Permit	<input type="checkbox"/>	
Other Items	<input type="checkbox"/>	

EZONING APPLICATION - Part 1

APPRAISAL INFORMATION

Owner GRIFFIN SUE
 Legal Desc SUNBEAM
 BLK 3 LT 3 E50

DEACTIVATED
 PARCEL ID 001-251-27-000
 # Description VACANT LAND
 Zone R4
 Grid SW1529
 SQFT 7,250

Parcel is
 economically
 linked

ADD NEW CASE

Case Number(s)

Sale Pending ☐

Entered By

Entered Date

Original
 App Date

Type & Request

Schedule

Planner

Grid

Short Legal

Current Zone

Requested Zone/
 or Request

Site Address

COMMUNITY COUNCILS

Community Council as
 shown in CAMA data SPENARD

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Type: P = Primary CC S = Secondary CC

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PETITIONER

Last Name

First Name

Day Phone () -

Night Phone () -

E-mail

Fax# () -

Address

City

State

Zip

REPRESENTATIVE (SURVEYOR)

Surveyor

Bus. Name

Last Name

First Name

Day Phone () -

Night Phone () -

E-mail

Fax# () -

Address

City

State

Zip

DOCUMENTS

Posters ☐

Description of other items

Need Have

Affidavit ☐ ☐

As-built/Site Plan to scale ☐ ☐

Building floor plans to scale ☐ ☐

Building Elevations ☐ ☐

Photographs ☐ ☐

Topography map of site ☐ ☐

Building Permit ☐ ☐

Other Items ☐ ☐

EZONING APPLICATION - Part 1

APPRAISAL INFORMATION

Owner GRIFFIN SUE
Legal Desc WOODS
BLK 3LT 2 OF 2

DEACTIVATED
PARCEL ID 001-251-28-000
Description VACANT LAND
Zone R4
Grid SW1529
SQFT 6,910

Parcel is
economically
linked

ADD NEW CASE

Case

Sale Pending ☐

Number(s)

Entered By

Entered Date

Original

App Date

Type & Request

Schedule

Planner

Grid

Short Legal

Current Zone

Requested Zone/
or Request

Site Address

COMMUNITY COUNCILS

Community Council as
shown in CAMA data SPENARD

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Type: P = Primary CC S = Secondary CC

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PETITIONER

Last Name

Address

First Name

Day Phone

Night Phone

E-mail

City

Fax#

State

Zip

REPRESENTATIVE (SURVEYOR)

Surveyor

Bus. Name

Last Name

Address

First Name

Day Phone

Night Phone

E-mail

City

State

Zip

Fax#

DOCUMENTS

Posters

Description of other items

Need

Have

Affidavit

As-built/Site Plan to scale

Building floor plans to scale

Building Elevations

Photographs

Topography map of site

Building Permit

Other Items